

WYNDLEY MANOR 2 WYNDLEY CLOSE
SUTTON COLDFIELD
B74 4JD


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Ground floor

- Reception hall
- Lounge
- Kitchen/breakfast room with balcony
- Family bathroom
- Master bedroom with en suite
- Bedroom two

Outside

- Well-maintained communal gardens and visitor parking

Approximate internal floor area including garage 861 square feet (80 square metres).

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Wyndley Manor is situated in a popular residential area and is within walking distance of Blake Street train station.

Everyday amenities can be found in nearby Streetly village and in nearby Mere Green there are M&S, Waitrose and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Sutton Coldfield is also located close by, where there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International/NEC.

Schools in the area include Four Oaks Primary School, Hillwest Primary School, Lichfield Cathedral School, King Edward VI School, Bishops Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

Distances

Sutton Coldfield town centre 3.5 miles
Lichfield 7 miles
Birmingham 11 miles
Birmingham International/NEC 15 Miles
M6 Toll (T5) 3 miles
M6 (J7) 6.5 miles
M42 (J9) 9 miles
(Distances approximate)

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Description of Property

This well-maintained two-bedroom apartment is located in a highly sought-after residential location and is set in the quiet premises of Wyndley Manor. The living accommodation is accessed from the reception hallway which features built-in storage. The lounge with views of the communal gardens features a lovely electric fireplace. The contemporary kitchen/breakfast room features high-gloss white floor and wall units and black tiled splash backs with black worktop and a built-in induction hob and oven with extractor hood above. The space features a wonderful kitchen island with breakfast bar as well as space for a dining area. Double doors lead out to the balcony which is a lovely place to sit and enjoy the evening sun. The master bedroom features built-in wardrobes and an en suite. There is an additional bedroom as well as a modern family bathroom with bath/shower.

Gardens and Grounds

The property features well-maintained communal gardens and visitor parking spaces.

Services

We understand that mains water, electricity and gas are connected.

Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

Directions

From the agents' office at 8 High Street, head towards Four Oaks train station on the Lichfield Road. At the roundabout take the third exit and at the next roundabout take the third exit again. At the third exit take the second exit and then at the fourth exit take the first exit onto Blake Street. Turn left onto Wyndley Close and you will find Wyndley Manor on your right-hand side.

Terms

Tenure: We are verbally advised that the property is





Leasehold.

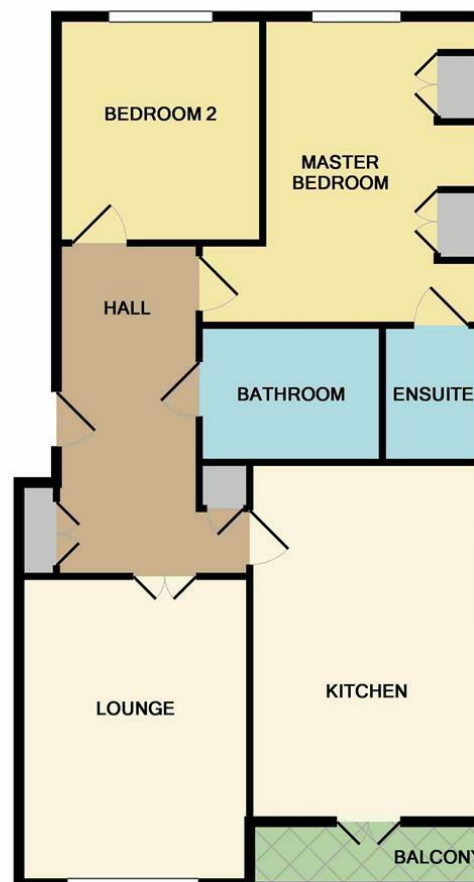
Local authority: Birmingham City Council 0121 303 1111

Council tax band: D

Viewings

All viewings of 9 Wyndley Manor are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

Photographs taken September 2019
Particulars prepared September 2019



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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