

16 WYNDLEY MANOR 2 WYNDLEY CLOSE
SUTTON COLDFIELD
B74 4JD


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



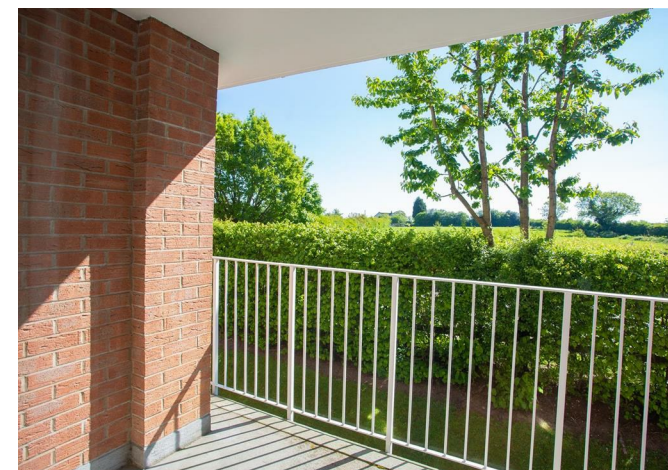
ACCOMMODATION

A well-presented two-bedroom apartment set in a popular residential area.

Accommodation: reception hall, lounge, kitchen/breakfast/dining room with balcony, main bathroom, master bedroom with en-suite shower room, bedroom two.

Outside: well maintained communal gardens and visitor parking spaces.

EPC rating B.



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 as well as various gyms.

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 well-maintained living accommodation is accessed from the reception hallway which features built-in storage.

The spacious lounge features a lovely coal-effect fireplace and door out onto the balcony. From here the kitchen/breakfast/dining room can be accessed. The kitchen is very well presented and features white wall- and base units, complemented by the slate worktops. There is a built-in gas hob with extractor and space for a dishwasher, washing machine, and tumble dryer. There is a breakfast bar and space for a dining area overlooking the communal gardens. Double doors open out onto the balcony.

The main bathroom features a modern white suite with wash basin featuring soft-close drawer and tiled splashback, as well as a bath with shower overhead and heated towel rails.

The master bedroom features an en-suite shower room with matching white suite and tiled shower walls, as well as heated towel rails and wash basin with soft-close drawer and tiled splashback. A sizeable second bedroom completes the accommodation.

Gardens and Grounds

The property benefits from an allocated parking space and communal gardens. A balcony, accessed from the kitchen and the lounge, looks out over the fields.

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 advised that the property is Leasehold.

Local authority: Birmingham City Council 0121 303 1111

Council tax band: D





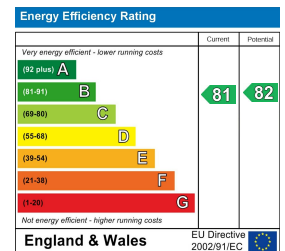
Viewings

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

Disclaimer - Important Notice

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 interest 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.

Photographs taken May 2020
Particulars prepared May 2020



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