



Apartment 2, George House  
71 Lichfield Road, Sutton Coldfield, B74 2NU



**MARK BENTLEY**  
ESTATE AGENT



# Apartment 2, George House

71 Lichfield Road, Sutton Coldfield, B74 2NU

*A very spacious most conveniently located two bedroom two bathroom ground floor apartment with large hall, good sized lounge, excellent dining kitchen, large patio, allocated parking for two cars and attractive communal gardens*

**Apartment 2, George House** is part of this very attractive thoughtfully designed development of spacious character apartments set in very attractive grounds with gated secure car parking and ample visitor parking.

In addition this super ground floor apartment is only half a mile from comprehensive range of amenities at Sutton Coldfield Town Centre, Sutton Coldfield Train Services with services to Lichfield, Birmingham, London, Manchester and beyond, Sutton Park with its 2,400 acres of playing fields, parkland woods and lakes and churches of many denominations.

For the driving commuter there is easy access onto main roads leading to Birmingham City Centre and out to the A38, A5, A446, M6 Toll and M42.

**Apartment 2, George House** can be accessed either through the impressive main communal entrance hall at the front of George House or via the rear secure car park and grounds.





**Apartment 2 , George House**, which benefits from gas fired central heating and double glazing comprises:

**Large Reception Hall**

Entrance door, telephone intercom system for visitor access, window facing side, large storage cupboard housing hot water cylinder and fuse board and doors to Lounge, Dining Kitchen, Bedrooms and Main Bathroom.

**Lounge 5.55m into bay x 4.19m**

Glazed double doors for the reception hall, two radiators, tv/aerial points, two windows facing side and bay window facing front.



**Large Dining Kitchen 6.18m x 2.87m**

Good range of fitted base cupboards and drawers with long work surfaces over and matching wall cupboards. Full range of appliances including Electrolux dishwasher, Candy washing machine, Ideal logic wall mounted central heating boiler with Drayton programmer, AEG 4 burner gas hob unit with AEG extractor hood over and AEG oven under, AEG Microwave and Beko fridge & freezer. There is more than ample space for a table and chairs, two radiators, window facing front and glazed double doors to the large rear patio.

**Lobby**

Off the reception hall with further storage cupboard and doors to Bedroom 1 & 2.

**Bedroom 1 4.13m min x 3.18m min**

Radiator, glazed double doors to the patio and door to:

**En-Suite Shower Room**

Shower cubicle, pedestal wash basin with mirror over, WC, heated towel rail, wall tiling electric shaver point and shelving for toiletries etc.

**Bedroom 2 4.56m x 3.30m**

Built in double wardrobe, radiator and large window overlooking the patio and grounds.





### **Bathroom ( off the reception hall)**

Panelled bath with shower fitting over and shower screen, pedestal wash basin, electric shaver point, WC, radiator, heated towel rail, wall tiling and feature recessed shelving for toiletries etc.

### **Outside**

#### **Two allocated parking spaces**

There is one parking space by the front of George House and a second parking space in the rear gated parking area.

#### **Very Large West Facing Patio**

A wonderful feature of this apartment. There is plenty of space for patio tables, chairs, sun loungers and pots and lovely views over the very attractive grounds.

### **General Information**

#### **Tenure**

The apartment is leasehold with 106 years remaining on the lease.

#### **Ground Rent**

£125 every 6 months

#### **Service Charge**

£926 every 6 months

#### **Council Tax Band: E**

#### **Managing Agents**

Bennett Clarke & James, Carlton House, 18 Mere Green Road, Mere Green, Sutton Coldfield, B75 5BS  
0121 308 6461.

### **Agents Note:**

There are steps at the front of George House and at the rear from the grounds to the patio. There is also an easy tread staircase from the main communal entrance hall down to the front door of the apartment.

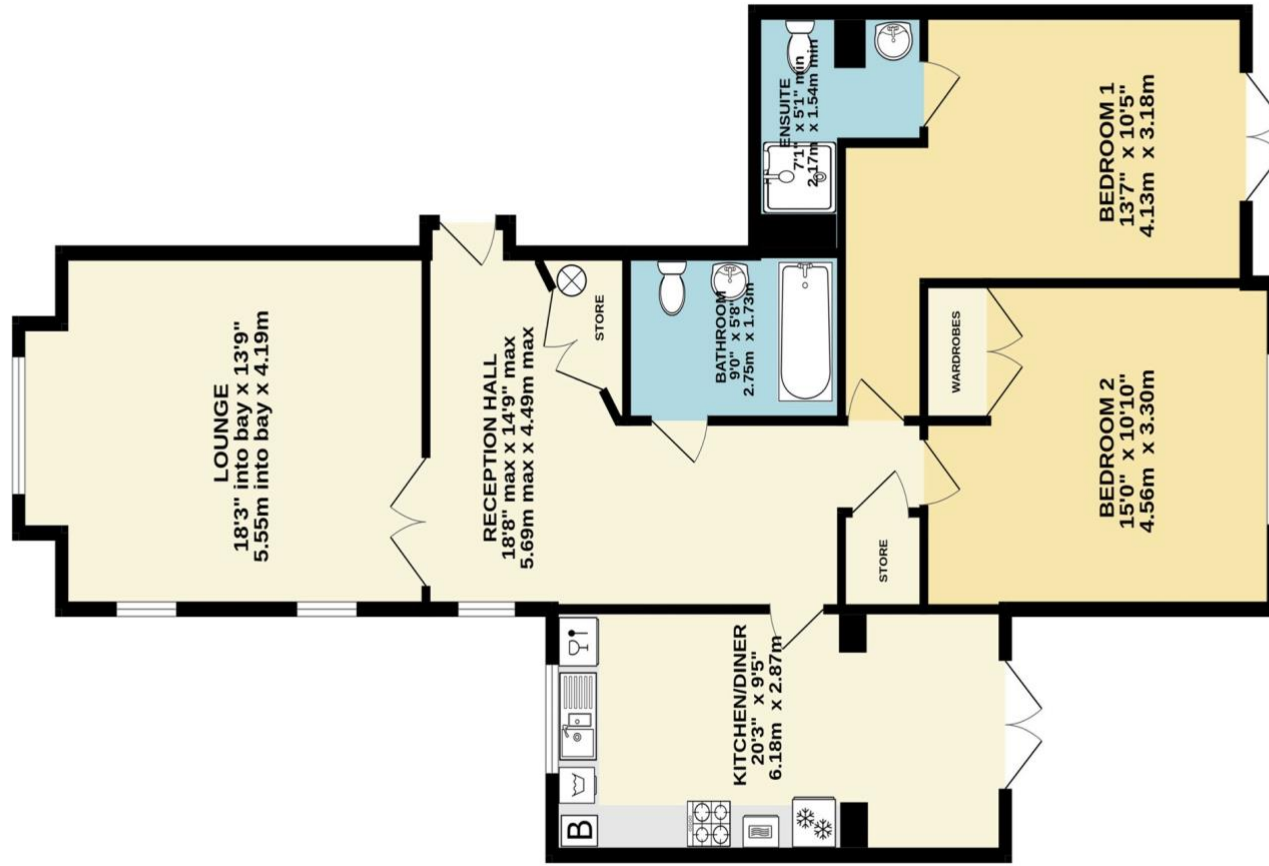
### **Viewing**

To arrange an appointment to view this this super apartment call **0121 353 621** or **07768 035 065** or email: **mark.bentley@exp.uk.com**





GROUND FLOOR  
1145 sq. ft. (106.4 sq.m.) approx.



2 BEDROOM 2 BATHROOM GROUND FLOOR APARTMENT

TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Measurements are taken to the face of an item unless otherwise stated. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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