

Bill Tandy

and Company

Flat 6, 31 Water Mill Crescent, Sutton Coldfield, West  
Midlands, B76 2QN

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## Flat 6, 31 Water Mill Crescent, Sutton Coldfield, West Midlands, B76 2QN

# £175,000

Bill Tandy and Company are delighted in offering for sale this well presented second floor apartment which is located on the highly sought after development on Water Mill Crescent. The property would be ideal as a first time purchase or investment, and is ideally situated for commuting with nearby access to M6 toll, M42 and A38. This second floor apartment, which we strongly urge is viewed internally to be fully appreciated, comprises reception hall, superb sized lounge/dining room, kitchen, re-fitted bathroom and two bedrooms. Externally there are communal gardens and there is an allocated parking space for the apartment to the rear.



### COMMUNAL HALL AND LANDINGS

approached via communal entrance doors from the front and rear car parking areas and having stairs rising to the first and second floor landings. A private entrance door on the second floor opens to flat 6.

### PRIVATE RECEPTION HALL

having laminate flooring, radiator, intercom system for communal entrance doors and doors lead off to:

### LOUNGE/DINING ROOM

5.45m x 3.73m (17' 11" x 12' 3") having double glazed window to front, two radiators and laminate flooring. An archway leads off to:

### KITCHEN

3.29m x 2.45m (10' 10" x 8' 0") having useful store cupboard with shelf, double glazed window to rear, radiator, Karndean LVT flooring, Worcester boiler, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink with drainer, inset Neff oven with four ring gas hob and extractor fan above and spaces ideal for fridge/freezer, dishwasher and washing machine.

### BEDROOM ONE

3.78m max x 3.04m plus recess and wardrobes (12' 5" max x 10' 0" plus recess and wardrobes) having double glazed window to rear, radiator, recessed storage area and built-in twin set of double wardrobes.

### BEDROOM TWO

2.69m x 2.66m (8' 10" x 8' 9") having double glazed window to front, radiator and useful loft access.



### UPDATED BATHROOM

2.16m x 1.83m (7' 1" x 6' 0") having polished porcelain tiling to walls, tiled floor, chrome heated towel rail, ceiling spotlighting and white suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'P' shaped shower bath with twin headed shower appliance over and shower screen.

### COMMUNAL GROUNDS

The apartment block has a range of communal gardens to both front and rear. Located to the rear of the complex is one allocated parking space for the apartment.

### LEASE TERMS

The property is held on a 189 year lease from 1 January 2002. A Service Charge is payable for maintenance of the apartments which we understand is approximately £1,001 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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## FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## COUNCIL TAX

Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

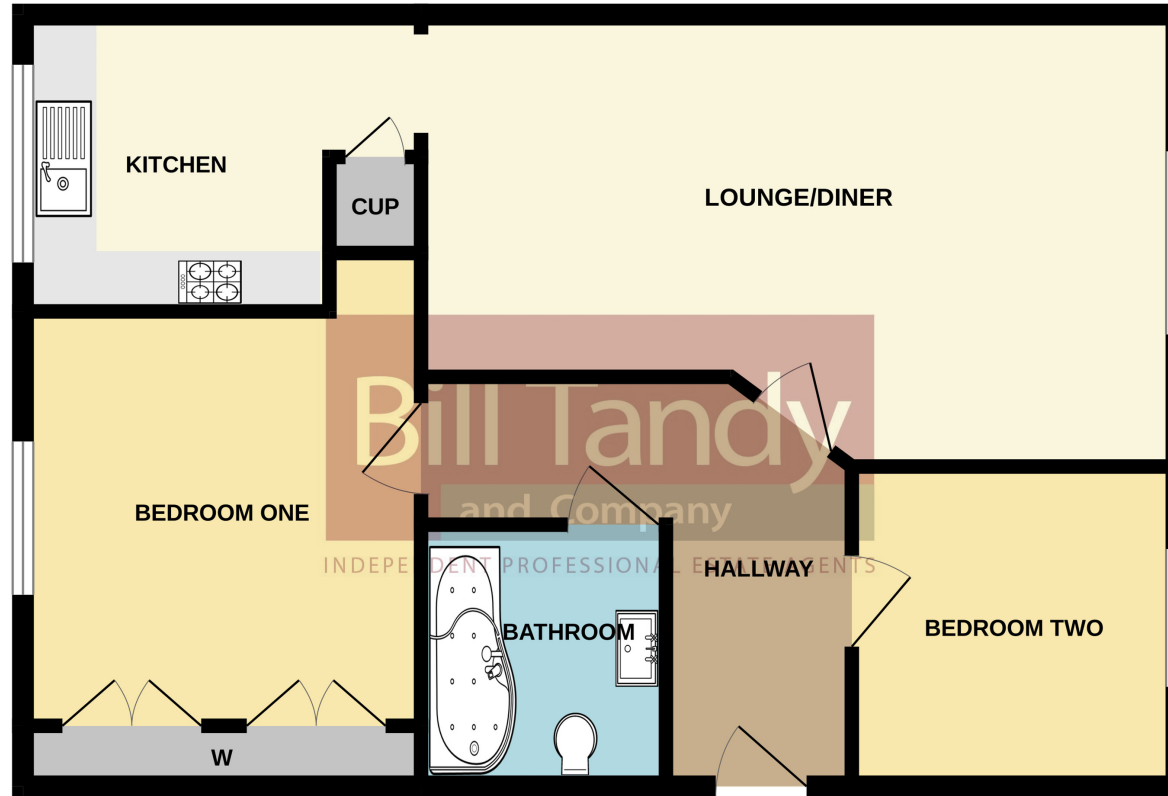
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

## SECOND FLOOR



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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 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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