



- \* A wonderful top floor apartment
- \* Situated on a wonderful apartment complex
- \* Beautiful grounds to front and rear
- \* Entrance hall
- \* Lovely lounge with two private balconies
- \* Two bedrooms
- \* Shower room
- \* Garage en bloc
- \* Leasehold with over 900 years on the lease



**20 Hawthornden Court, 183 Penns Lane, Sutton Coldfield B76 1JU ~ £180,000**

This is a fabulous top floor apartment with a lease of over 900 years and council tax band C. Beautifully positioned on this lovely apartment complex off Penns Lane. The interiors are so lovely and include entrance hall, stylish family lounge with two private balconies one to the rear and one to the side, fitted kitchen, two bedrooms (one currently used as a dining room) shower room and loft. Outside are wonderful grounds to both front and rear and a garage to far rear. This property needs to be viewed internally to appreciate interiors and location.

Access is via a communal staircase leading to apartment 20, timber and glazed reception door, door into cloaks cupboard with access to loft space, further doors into bedrooms one and two, kitchen, lounge and shower room

**LIVING ROOM: 16'04" X 10'06"**

Beautifully presented living room having double glazed window to rear overlooking the garden, to one side is a double glazed window and door out to the first private balcony, to opposite side is a further double glazed door leading to rear balcony again with beautiful garden views, storage heater and coving to ceiling

**KITCHEN: 12'02" X 7'04"**

Having a range of drawer, base and eye level cupboards, space for washing machine, dryer, fridge and freezer, stainless steel sink and drainer, worksurface, tiling to splashbacks, tiled floor, storage heater and double glazed window

**BEDROOM ONE: 10'01" (MIN TO WARDROBE FRONT) X 10'04"**

An excellent double bedroom having fitted wardrobes, double glazed window and storage heater

**BEDROOM TWO: 11'00" X 8'04"**

Currently being used as a dining room having double glazed window to rear again with glorious garden views, storage heater and built in wardrobes

**SHOWER ROOM:**

Having a double sized shower with fitted electric shower, pedestal wash hand basin, close coupled WC, tiling and waterproof covering to part walls, double glazed patterned window, wall mounted electric heater and double opening doors into airing cupboard

**LOFT:**

A large loft with electricity, currently used for storage purposes only

**COMMUNAL GROUNDS**

The grounds are absolutely wonderful, to the front is a lawned and planted garden leading to the entrance with a further lawn and planted beds. To the rear is a huge lawned garden with planted trees throughout and hedging to the far rear concealing laundry drying area the garages en-bloc.



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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. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

**TENURE:** We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C  
**FIXTURES & FITTINGS:** To be agreed

**VIEWING:** Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		