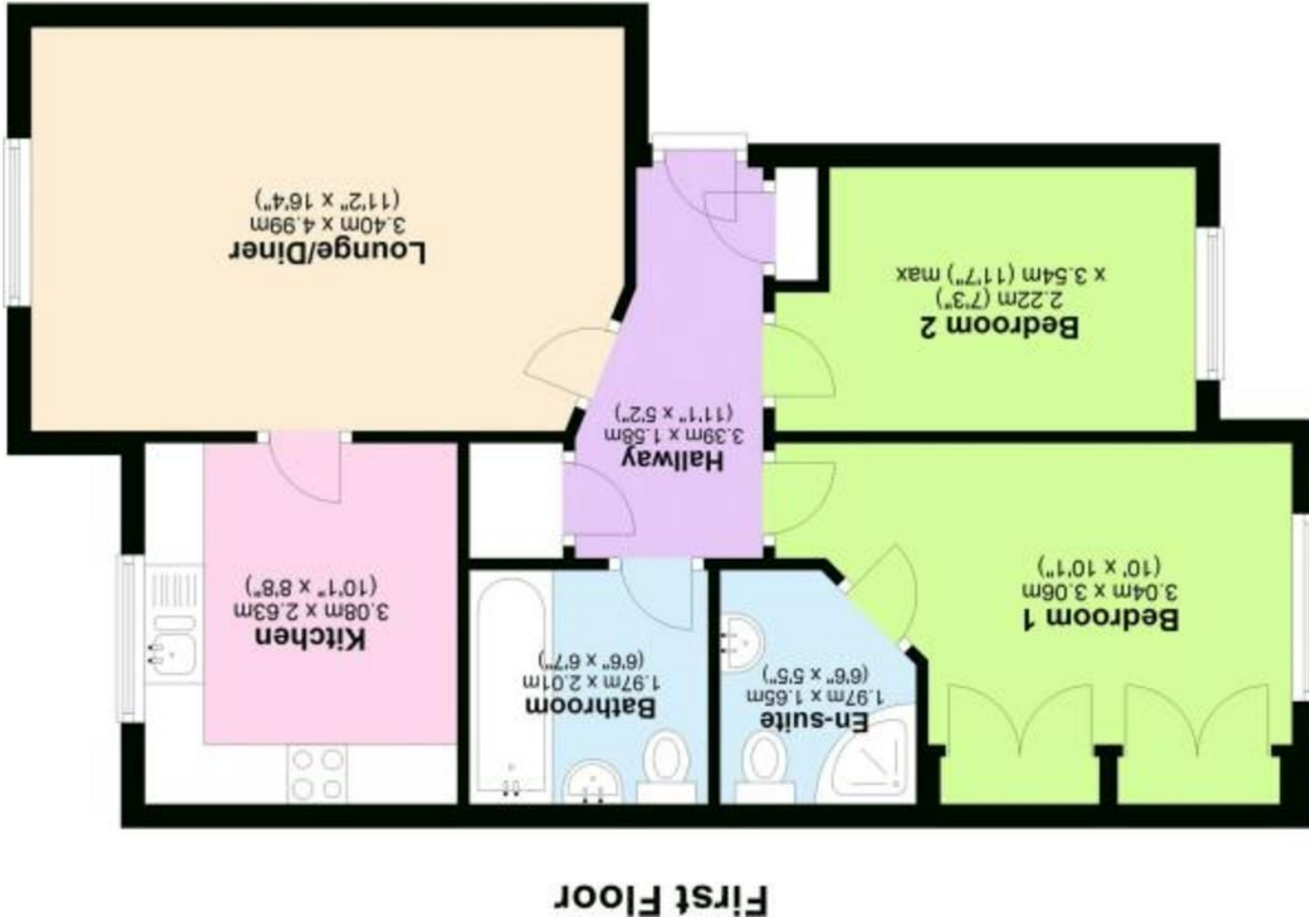


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE



LEGAL READY

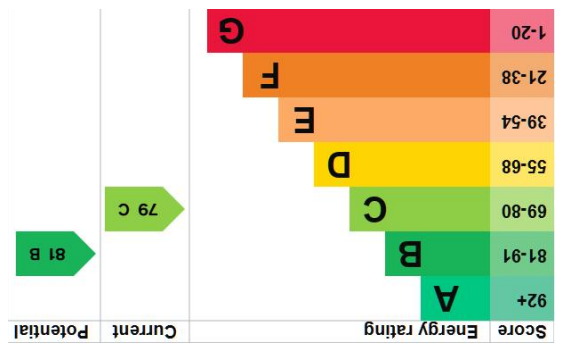
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Private Drive In Streetly Village
- Secure Intercom Entrance
- Hallway
- Lounge
- Fitted Kitchen Diner
- 2 Bedrooms Master En Suite



Horsley Road, Streetly, Sutton Coldfield, B74 3FE

Offers In Region Of
 £195,000



Property Description

Set within the prestigious Streetly Village and being on a private development this 2 bedroom first floor apartment is situated within the catchment area for many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Streetly village, Mere Green, Sutton Coldfield town centres, not to mention Sutton Park which is on the doorstep. Having an allocated parking space to the front the apartment is entered via a secure intercom entry system with well maintained communal areas leading to the first floor. Internally there is a spacious hallway, a formal lounge, a kitchen diner, 2 bedrooms one of which has an en suite shower room, and a family bathroom.

Apartments such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a telephone intercom entry system, wood effect flooring, radiator, useful storage cupboard, coving, wood effect flooring and doors to:

LOUNGE 16' 4" x 11' 2" (4.98m x 3.4m) A spacious lounge and dining area with a side facing window, wood effect flooring, radiator, side facing window and a door to the kitchen diner.

KITCHEN DINER 10' 1" x 8' 8" (3.07m x 2.64m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, integrated dish washer, fridge freezer and washing machine, sink and drainer unit, a window to the side and ample space for a dining table and chairs.

BEDROOM ONE 14' 3" x 8' 1" (4.34m x 2.46m) A great sized master bedroom with 2 sets of built in wardrobes with shelving and hanging space, a side facing window and a door to the en suite shower room.



EN SUITE SHOWER ROOM A white suite with a corner shower cubicle, wash hand basin, low level WC and half tiled walls.

BEDROOM TWO 11' 7" x 7' 3" (3.53m x 2.21m) Having a side window and radiator.

FAMILY BATHROOM A further matching white suite with a panelled bath with telephone tap attachment, wash hand basin, low level WC, half tiled walls and radiator.

OUTSIDE There are well maintained communal grounds with an allocated parking space and plenty of visitors bays.

Council Tax Band D Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 975 years remaining. Service Charge is currently running at £1686 per annum and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

