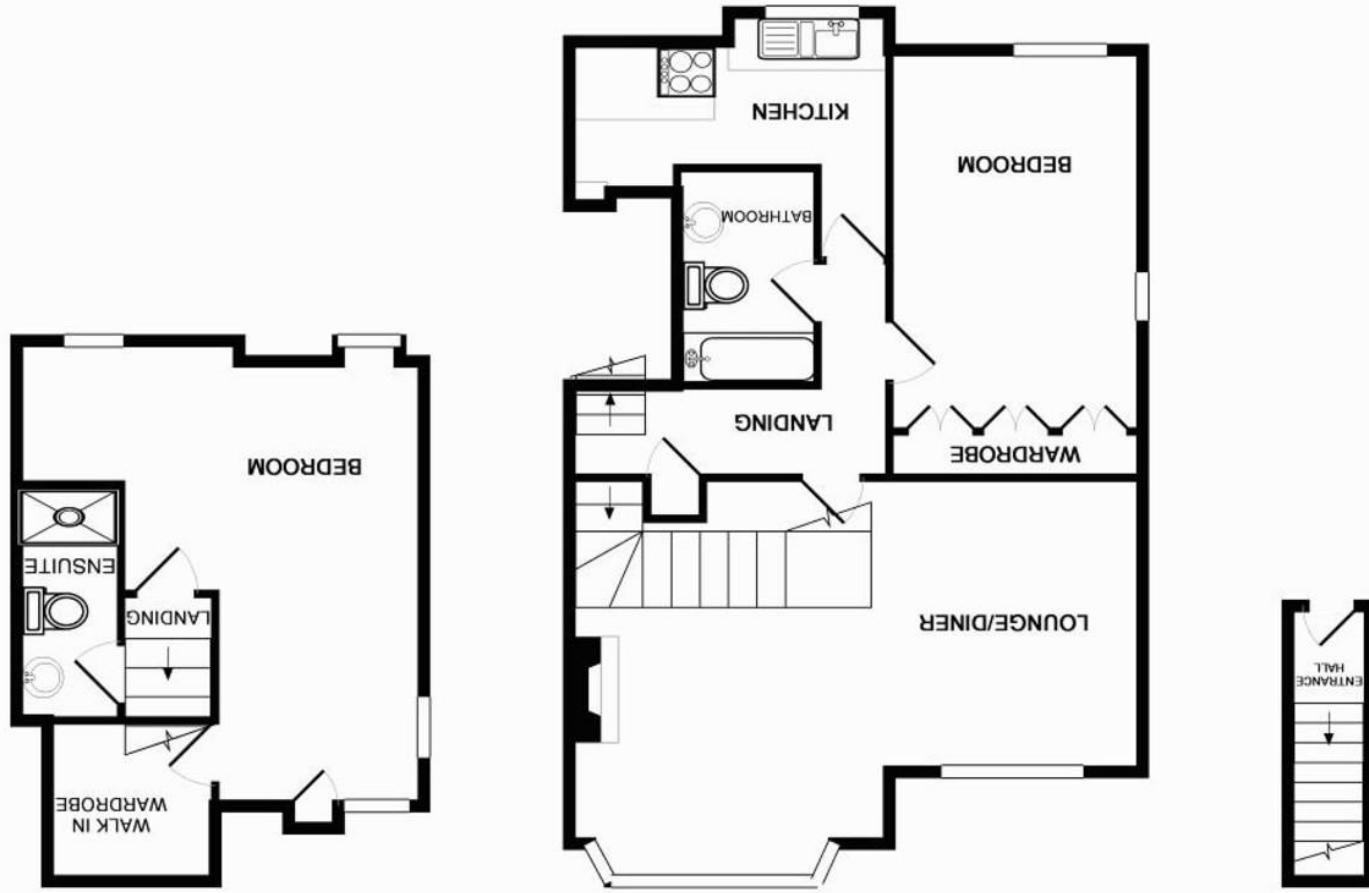
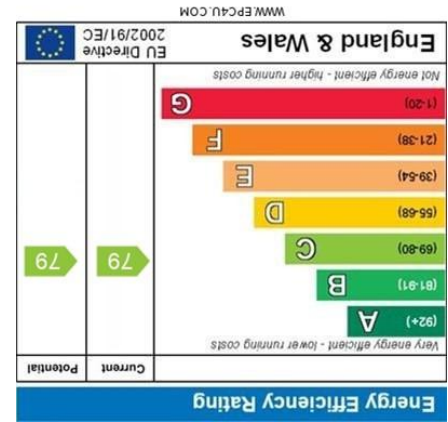


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- Heart Of Streetly Village
- Allocated Parking
- Private Entrance
- Spacious Lounge & Dining Area



Old Station Mews, Burnett Road, Streetly,  
 Sutton Coldfield, B74 3EZ

Offers In Region Of  
 £270,000



## Property Description

We are delighted to present this fantastic luxury duplex apartment situated within the heart of Streetly village, this property boasts neutral decoration throughout, creating a blank canvas for the new owner to add their personal touch. The apartment features one reception room, which is open-plan and offers a wonderful view of the garden. The reception room also includes a cozy fireplace, perfect for those colder evenings.

This apartment has its own entrance and comprises two spacious double bedrooms, each offering ample space for relaxation and rest. The first bedroom benefits from built-in wardrobes, providing plenty of storage for your belongings. The second bedroom is en-suite and boasts a walk-in closet, offering both convenience and luxury.

There are two bathrooms in this property, ensuring that there is no need to queue in the mornings. The location of this flat offers easy access to public transport links, making commuting a breeze. Nearby schools provide convenience for families with children, and local amenities are within easy reach for everyday needs. Green spaces and nearby parks offer tranquility and opportunities for outdoor activities, including walking and cycling routes.

The council tax band for this property is B, providing an added benefit for potential buyers. In summary, this flat offers a well-maintained and neutrally decorated living space with two double bedrooms, two bathrooms (including an en-suite), and an open-plan reception room with a garden view. Its peaceful location and convenient amenities make it an ideal choice for those seeking a comfortable home in a desirable area. Don't miss the opportunity to make this apartment your own!

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Providing a staircase to the first floor landing with access to:

**LOUNGE DINER** 15' 04" to bay 11' 06" x 22' 01" mx 12' 03" min (4.67m x 6.73m) Having a feature fireplace as the focal point, defined living and dining areas, two radiators and views to the rear.

**FITTED KITCHEN** 9' 03" x 12' 03" max 9' 08" x 8' 01" (2.82m x 2.95m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces, integrated oven, hob and fridge freezer, sink and drainer unit, space and plumbing for a washing machine and a front facing window.

**BEDROOM ONE** 17' 02" x 9' 07" min 10' 08" max x 8' 08" min (5.23m x 3.25m) A large bedroom with a walk in wardrobe, further recess, Velux lights to three sides, radiator and an inner landing with a door to:



**SHOWER ROOM** A white suite with a corner shower cubicle, wash hand basin, low level WC and radiator.

**BEDROOM TWO** 14' 02" x 9' 11" (4.32m x 3.02m) Having built in wardrobes with shelving, hanging and over bed storage, windows to both front and side and radiator.

**FAMILY BATHROOM** A matching white suite with a panelled bath with shower over and shower screen, low level WC, wash hand basin and heated towel rail.

**PARKING BAY** 12

Council Tax Band B Lichfield District Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice and data available for EE, Three & O2.

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20Mbps.

Networks in your area - Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 99 years remaining. Service Charge is currently running at £100 per month and is reviewed annually. The Ground Rent is currently running at £150 per annum and is reviewed annually. 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

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