

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



**LEGAL READY**

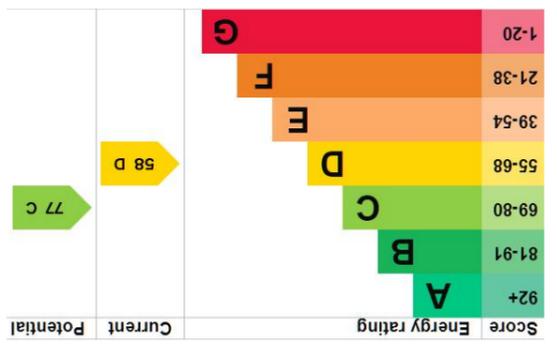
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork provided 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



- SPACIOUS MODERN FIRST FLOOR APARTMENT
- CLOSE TO SUTTON PARK & STREETLY VILLAGE
- SECURE INTERCOM ENTRY
- SPACIOUS LOUNGE & DINING ROOM
- FITTED KITCHEN
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES



Eastmoor Close, Foley Road East, Streetly, Sutton Coldfield, B74 3JS

Offers In Region Of £200,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

The property is set in immaculately maintained, mature communal gardens and is conveniently located to amenities and transport links. The development comprises of a communal entrance with stairs and corridors leading to the property, access can be granted via a security intercom system within the apartment. The apartment comprises of a main entrance door which opens into a spacious dining room, a large lounge with patio doors opening to a balcony overlooking the front of the property. Two double bedrooms and an attractive shower room with a white suite. The property is double glazed and has electric heating. There is communal parking and the property benefits from having a garage en-bloc within the development.

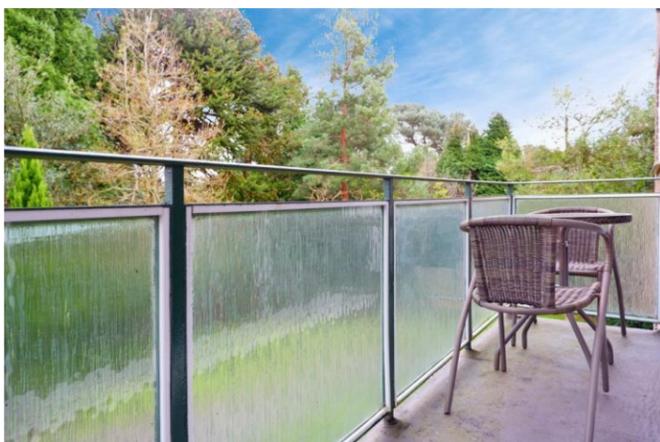
**LOUNGE 14' 9" x 13' 2" (4.5m x 4.01m)** This spacious lounge has been recently renovated and re-carpeted. Ceiling and wall lights, electric radiators and an electric fire. Double glazed sliding door which provides access to the flats balcony which faces the communal gardens.

**DINING ROOM 13' 2" x 12' 6" (4.01m x 3.81m)** The front door leads into the dining room, it has been recently carpeted and redecorated, it has ceiling lighting and electric radiators. Three large storage cupboards are located in the dining room, they are currently used as a cloakroom and two pantries. There is a double-glazed window facing the rear elevation.

**KITCHEN 9' 6" x 5' 11" (2.9m x 1.8m)** The linoleum has been recently replaced. The room is lit with ceiling lights. There is an oven with an electric hob, there is also an integrated dishwasher. There is a double-glazed window facing the rear elevation.

**BEDROOM ONE 13' 0" x 12' 6" (3.96m x 3.81m)** This spacious main bedroom comprises of carpet throughout, electric radiators, ceiling light with fan, built in wardrobes manufactured and fitted by Sharps. There is a double-glazed window facing the front elevation.

**BEDROOM TWO 11' 7" x 9' 4" (3.53m x 2.84m)** A great sized second bedroom, carpeted throughout, electric radiators, ceiling



light with fan, built in Sharps wardrobes and a double-glazed window facing side elevation.

**SHOWER ROOM 7' 11" x 6' 3" (2.41m x 1.91m)** Shower cubicle, tiled flooring and walls, heated towel rail, underfloor heating and double-glazed window to the rear of the property.

Council Tax Band C Walsall Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 77 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 976 years remaining. Service Charge and Ground Rent is currently running at £1320 per annum 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.

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