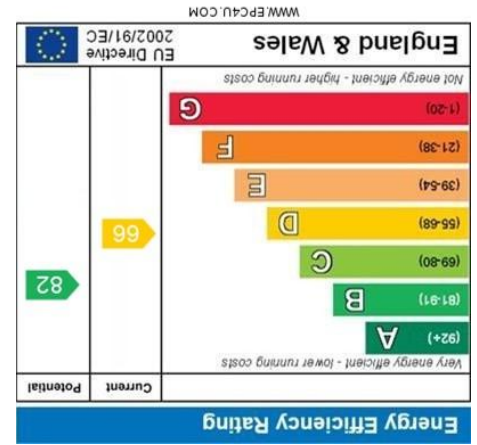


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- NO UPWARD CHAIN
- Open Plan Kitchen Diner
- Lounge With Balcony
- Home Office/Utility
- Family Bathroom



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

£209,000





## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

This immaculate two bedroom flat, located in a peaceful area next to Sutton Park and Streetly Village, offers a perfect blend of comfort and style. Ideal for couples, this property boasts an open-plan layout and has been recently renovated to a high standard.

The flat features a spacious reception room with large windows that flood the space with natural light, creating a bright and airy atmosphere. The room also offers access to a balcony, where you can relax and enjoy the tranquil surroundings.

The modern kitchen is a highlight of the property, featuring modern appliances and a sleek design. With an open-plan layout and recent refurbishment, it is both stylish and functional. The bathroom includes built-in storage for added convenience.

Situated in a location with excellent public transport links, nearby schools, local amenities, green spaces, nearby parks, quiet surroundings, peaceful ambience, walking routes, and cycling routes, this flat offers a truly desirable lifestyle. Don't miss the opportunity to make this stunning property your new home.

In brief the accommodation comprises:

LOUNGE 13' 1" x 15' (3.99m x 4.57m) Having access to a balcony and opening in to the kitchen diner.

KITCHEN DINER 11' 1" x 14' 2" (3.38m x 4.32m)

UTILITY AREA / OFFICE 9' 4" x 6' 6" (2.84m x 1.98m)

BEDROOM ONE 12' 6" x 13' 3" (3.81m x 4.04m)

BEDROOM TWO 12' 6" x 13' 3" (3.81m x 4.04m)

FAMILY BATHROOM

Council Tax Band C - Walsall

Predicted mobile phone coverage and broadband services at the property :-

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 18 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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

**TENURE**

The Agent understands that the property is leasehold with approximately 976 years remaining. Service Charge is currently running at £1200 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at (to be confirmed) and is reviewed (to be confirmed). 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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