



16b Boundary Road, Streetly, Sutton Coldfield, B74 2JP

- First Floor Maisonette
- Three Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Garage
- Long Lease
- Energy Rating Band C72

Purchase Price £160,000



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk

 **0121 355 0555**



A first floor maisonette situated on Boundary Road in the popular residential area of Streetly, Sutton Coldfield. The property benefits from gas central heating and double glazing (both where specified), an extended lease and in brief comprises: Lounge/diner, fitted kitchen, family bathroom and three bedrooms. Externally the property offers secure gated parking and garage to rear as well as front and rear gardens. Internal viewing is highly recommended to fully appreciate the size of accommodation offered by this first floor maisonette which would be ideal for investment, first time buyers or a family.

APPROACH Set back from the roadway behind a lawned foregarden with pathway leading to a UPVC front door with double glazed insets which in turn opens to:

ENTRANCE HALL With light point and stairs leading to first floor landing with further light and door opening to:

SPACIOUS LOUNGE/DINING ROOM 17' 9" x 13' 10" (5.41m x 4.22m) A fantastic sized open plan living/dining room with window overlooking the front elevation and doors leading into the kitchen and hallway.

FITTED KITCHEN 9' 10" x 7' 2" (3m x 2.18m) A fitted kitchen offering a range of base, wall and drawer units plus space for appliances and white goods.

INNER HALLWAY Access to loft, radiator, coved ceiling with light point and doors leading off to:-

BEDROOM ONE 12' 9" x 10' 6" (3.89m x 3.2m) A spacious double bedroom with window overlooking the rear and plentiful space for the bed and bedroom furniture.

BEDROOM TWO 10' 8" (max) 9'3" (min) x 9' 5" (3.25m x 2.87m) A further double bedroom with window overlooking the rear and space for the bed and bedroom furniture.

BEDROOM THREE 9' 6" x 6' 10" (max) (2.9m x 2.08m) Currently used as an office, this spacious single bedroom would make an ideal nursery, office or dressing room with window overlooking the rear.

BATHROOM A modern fitted white bathroom suite comprising bath, WC and hand wash basin with natural light provided by a window to the side elevation.

OUTSIDE

REAR GARDEN Mainly laid to lawn with fencing to perimeter.

PARKING Approached via a driveway to the side, having gated access and tradesmans walkway in turn leading through to garaging area as well as a communal parking area with fencing.

SINGLE CAR GARAGE 15' 0" x 7' 9" (4.57m x 2.36m) Having up and over door. (Please check the suitability of this garage for your own vehicle).

GENERAL INFORMATION

Mortgages, conveyancing and surveys – all available at Hunters.



VIEWING Sutton Coldfield Office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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PLEASE NOTE In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

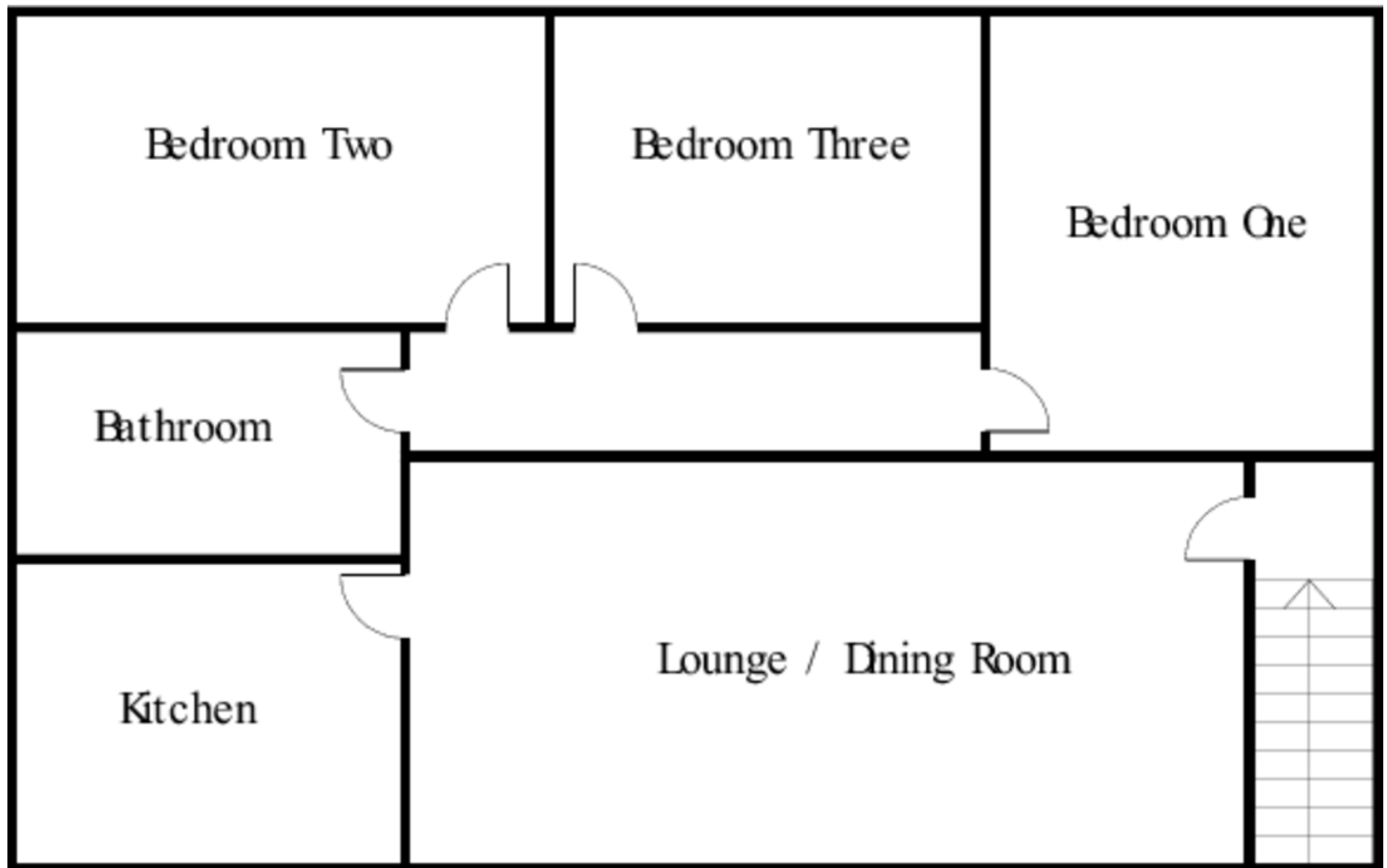
USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.birmingham.gov.uk/schools

PLANNING APPLICATIONS www.birmingham.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk



DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

