

21 EASTMOOR CLOSE
SUTTON COLDFIELD
B74 3JS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Accommodation:

Entrance hallway

Bedroom One

Bedroom Two

Bathroom

Kitchen

Gardens and grounds:

Communal Gardens & Parking

Approximate gross internal floor area : 67 Square Meters
or 721.182 Square ft.

EPC Rating: E



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Sitation

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are Waitrose and Sainsbury's supermarkets and a choice of bars and restaurants. Sutton Coldfield town centre has a comprehensive range of shops and amenities within the Gracechurch Shopping Centre. Within just a minute's drive is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Description of Property

This well-presented two-bedroom ground floor apartment offers a blend of comfort, convenience, and a fantastic location. Set within attractive communal gardens, the property benefits from both a communal entrance and a private front door leading directly into the lounge, offering flexibility and privacy.

The spacious lounge features a charming focal-point fireplace and large windows that allow natural light to flood the room, creating a bright and welcoming living space. The adjacent kitchen is well-appointed with an electric hob and oven, inset stainless steel sink, plentiful worktop space, and a range of fitted cabinets for practical storage.

The apartment includes two generous double bedrooms, both of which benefit from built-in wardrobes, providing excellent storage solutions. The bathroom is fitted with a white suite, including a panelled bath with shower over, wash basin, and WC.

The property features double glazing throughout and is heated via an electric heating system. Residents also enjoy the benefit of well-maintained communal gardens, which provide a pleasant outdoor space for relaxation.

Ideally located, the apartment is within walking

distance of the beautiful open spaces of Sutton Park, as well as local shops, restaurants, cafes, and excellent public transport links including bus routes and nearby Sutton Coldfield train station.

Gardens and Grounds

There are well maintained communal grounds and parking.

Directions

Take the Birmingham Road (A5127) from Sutton Coldfield Centre towards Lichfield. At the island at Four Oaks, take the A454 Walsall Road towards Little Aston. At the junction with the B4151, take a left onto Streetly Lane, at the Hardwick Road traffic island take the first exit onto Thornhill Road, second turning on the right is Foley Road East, Eastmoor Close is on the right hand side.

Fixtures and fittings

Only those items mentioned in the sales particulars are to be included. All others are specifically excluded but may be available by separate arrangement.

Terms

Local Authority: Walsall
Tax Band: C

Services

We understand that mains water, drainage, & electricity are connected.

Distances

Streetly Village : (1.0?mi)?via Foley Rd E/B4151 and Chester Rd/A452
Mere Green: (2.2?mi)?via Streetly Ln/B4151
Sutton Coldfield Town Centre: (3.6?mi)?via Streetly Ln/B4151 and A5127
Sutton Park: (1.3?mi)?via Foley Rd E/B4151
A38: (6.1?mi)?via A453
M42: (9.3?mi)?via A446
M6 Toll: (4.6?mi)?via Kingstanding Rd/B4138
Birmingham International Airport: (14.8?mi)?via A452
Birmingham NEC: (13.4?mi)?via Chester Rd N/A452





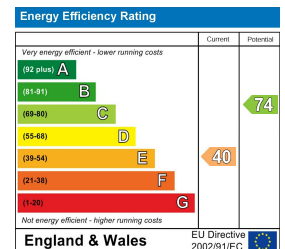
and A452
Birmingham City Centre: (8.5mi) via A34

Average area Broadband speed
75 Mbps

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.

Photographs taken March 2025
Details prepared April 2025



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com