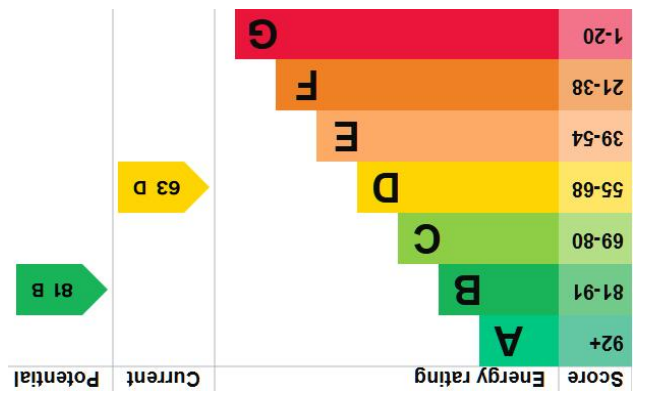


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

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



- Beautifully Presented 2 Bedroom First Floor Apartment
- Highly Sought After Location
- Spacious Lounge With Balcony
- Refitted Kitchen
- 2 Double Bedrooms

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

Offers In Region Of £205,000



## Property Description

Occupying a highly sought after and prestigious location just a stones throw away from Sutton Park and Streetly Village this superbly presented 2 bedroom first floor apartment must be viewed to appreciate the accommodation on offer. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute. Surrounded by well maintained communal gardens the development is entered via a secure intercom entry system with stairs to the first floor, internally there is a spacious lounge with front facing balcony, a separate dining room in turn leads to a refitted kitchen, two great sized bedrooms and a family bathroom, the apartment is also being sold with a garage and long lease.

Apartments such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**FORMAL LOUNGE** 14' 11" x 13' (4.55m x 3.96m) A lovely sized formal lounge with a feature fireplace as the focal point, coving, sliding patio doors to the front facing balcony and opening in to the dining area.

**DINING AREA** 11' 7" x 13' 5" (3.53m x 4.09m) Having a window to the rear, coving, storage cupboard and door to:

**REFITTED KITCHEN** 6' 1" x 9' 4" (1.85m x 2.84m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over, under cupboard lighting, integrated oven and hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, window to the rear.

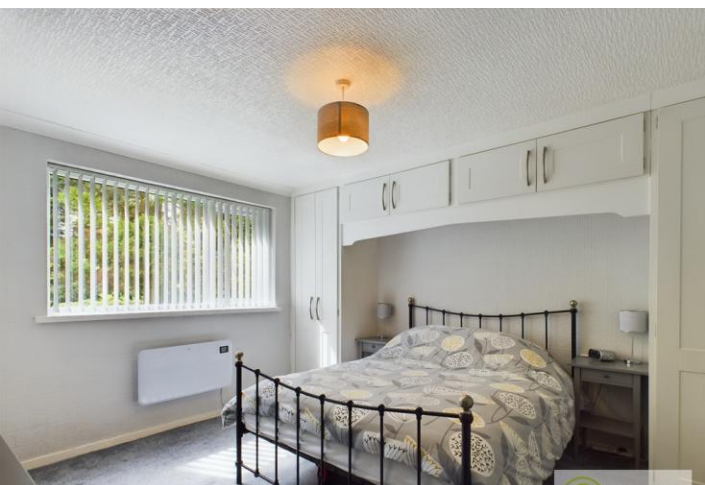
From the dining area an inner lobby leads to:

**BEDROOM ONE** 12' 7" x 13' (3.84m x 3.96m) A spacious master bedroom with an extensive range of built in/fitted furniture with shelving, hanging and storage space, front facing window.

**BEDROOM TWO** 9' 4" x 11' 7" (2.84m x 3.53m) Having a side facing window and fitted wardrobe.

**FAMILY BATHROOM** To include a matching white suite with panelled bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, tiled flooring and rear window.

**GARAGE** Number 28 currently unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C Walsall Metropolitan Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps. Broadband Type = Superfast Highest available download speed 64 Mbps. Highest available upload speed 18Mbps. 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.

**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 977 years remaining. Service Charge is currently running at £1320 per annum and is reviewed TBC. The Ground Rent is currently running at N/A and is reviewed N/A. 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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