



**Connells**

Eastmoor Close  
Sutton Coldfield





## Property Description

**\*NO CHAIN\*** A beautifully presented, modern 2 bedroom apartment in the heart of Streetly. This first floor apartment boasts a spacious open plan living/kitchen area, with fully integrated induction hob, dishwasher and fridge freezer. Off the kitchen, lies a handy second reception/office room, with quiet view of the rear of the property. Tall trees and bushes border the property, creating a sense of privacy whilst enjoying the benefits of the balcony off the main living area. Two spacious bedrooms are situated towards the back of the apartment, with access to the main bathroom in the corridor. Another exciting feature includes the allocated garage to the rear of the property. This apartment is a few minutes walk away from Streetly Gate, Sutton Park and has great access to other local amenities.

### Kitchen

13' 5" x 11' 6" (4.09m x 3.51m)

Briefly comprises modern fully integrated kitchen which includes induction hob, integrated washing machine, integrated fridge/freezer, integrated dishwasher.

### Lounge

14' 11" x 12' 11" (4.55m x 3.94m)

Front facing. Sliding door leads to balcony which overlooks the car park.

### Utility Room/Office

9' 5" x 5' 11" (2.87m x 1.80m)

Rear facing window. Currently used as storage.

### Hallway

Doors lead to two double bedrooms.

### Bedroom One

12' 11" x 12' 6" (3.94m x 3.81m)

Front facing.

### Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

Rear facing.

### Family Bathroom

Briefly comprises a shower, low level flush WC and wash hand basin.

### Garage

To the rear of the property off the car park.

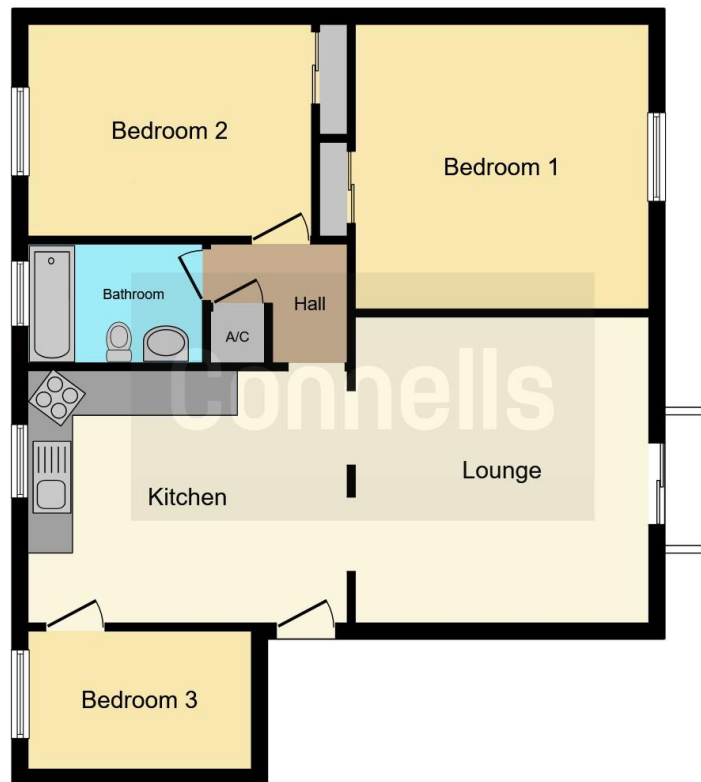












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 1234.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310668](http://connells.co.uk/Property/SCO310668)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SCO310668 - 0002