



Foley Court, Streetly,
Sutton Coldfield, B74 3TG

Offers in the Region Of £360,000

Welcome to Foley Court, a three bedroom modern semi detached house situated within a secure gated development in Streetly.

In brief, the property comprises an entrance hall, lounge, kitchen opening into the dining room with double doors out to the garden, ground floor WC, three bedrooms, the master having a dressing area and en-suite, and a family bathroom.

Externally the property has a low maintenance, south facing garden with decking and patio areas.

Although the property is freehold, a service charge of approx. £48.00 per month is payable for the upkeep of the communal grounds and gate maintenance.

Available with no upwards chain.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hall 5' 9" x 3' 5"
(1.75m x 1.04m)

Lounge 15' 5" x 10' 7"
(4.70m x 3.22m)

Dining Room 11' 10" x 7' 9"
(3.60m x 2.36m)

Kitchen 7' 7" x 7' 2"
(2.31m x 2.18m)

WC 5' 9" x 2' 8"
(1.75m x 0.81m)

First Floor Accommodation

Bedroom One 9' 8" x 9' 0"
(2.94m x 2.74m)

Dressing Area 5' 5" x 3' 1"
(1.65m x 0.94m)

En-suite 5' 5" x 5' 3"
(1.65m x 1.60m)

Bedroom Two 9' 1" x 8' 9"
(2.77m x 2.66m)

Bedroom Three 9' 9" x 6' 0"
(2.97m x 1.83m)

Bathroom 6' 6" x 5' 9"
(1.98m x 1.75m)







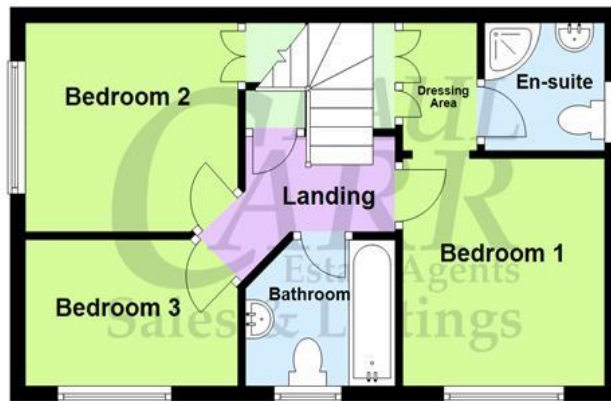
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



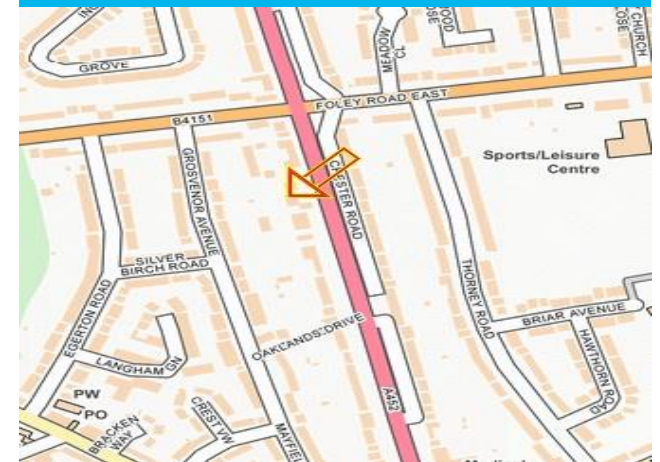
First Floor

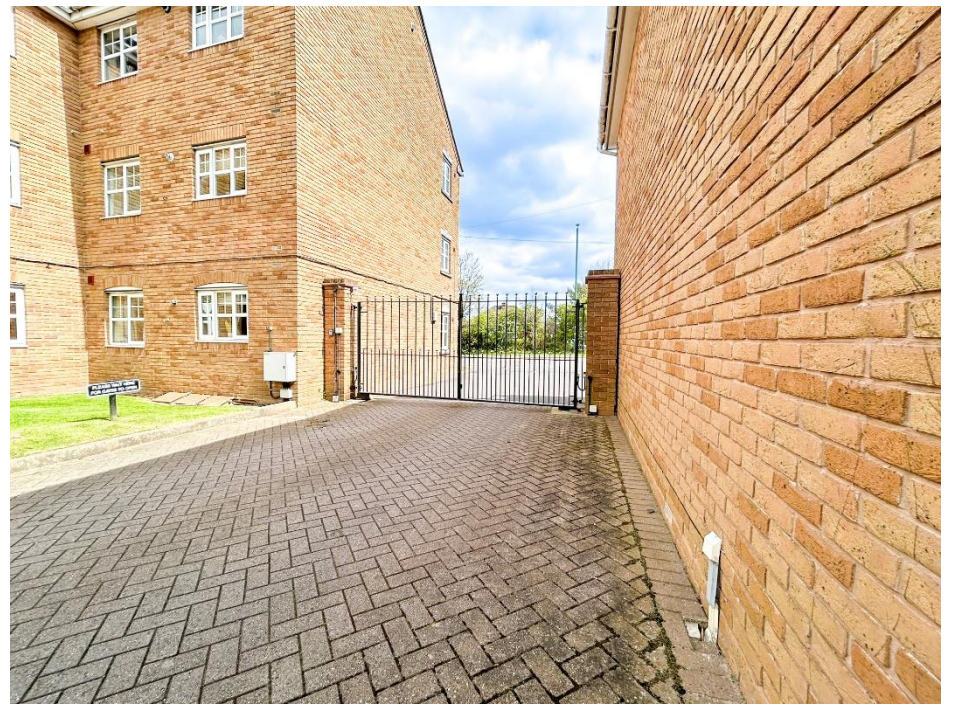


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 27th April 2024