



Royal Meadow Way, Streetly  
Sutton Coldfield, B74 2FE

**£185,000**



Welcome to Royal Meadow Way, a desirable and sought after location within Streetly. Approached off Bridle Lane and is conveniently positioned for local amenities, transport routes and local schooling (catchments should be checked). This modern apartment block is accessed via communal gardens and pathway leading to secure entrance door with intercom access. To rear there is communal parking with an allocated parking space and visitors' spaces available.

Being located on the second floor, the accommodation comprises entrance hallway, bright and spacious lounge/diner with access to a beautifully fitted kitchen, having a range of matching wall, and base level units with work surface over, integrated oven hob and extractor fan. There are two double bedrooms as well as a family bathroom. The family bathroom has a well appointed suite boasting a low flush wc unit, pedestal hand wash basin, panelled bath and complementary tiling. The master bedroom has fitted wardrobes and door leading to en-suite shower room. The en-suite shower room comprises low flush wc unit, pedestal hand wash basin, shower cubicle and complementary tiling to walls.

Viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

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](mailto:Streetly@paulcarrestateagents.co.uk)





## Accommodation

### Entrance Hall

### Lounge/Dining Room

15' 11" (max) x 18' 0" (max) (4.85m x 5.48m)

### Kitchen

11' 4" x 7' 4" (max) (3.45m x 2.23m)

### Bedroom One

16' 3" (max) x 12' 0" (max) (4.95m x 3.65m)

### En Suite

6' 9" x 4' 7" (2.06m x 1.40m)

### Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

### Bathroom

5' 6" x 6' 10" (1.68m x 2.08m)

## Tenure

The vendor has informed us that the property is Leasehold and has approximately 109 years remaining on the lease.

Service charge - £1855.72 per annum

Ground rent - £250 per annum



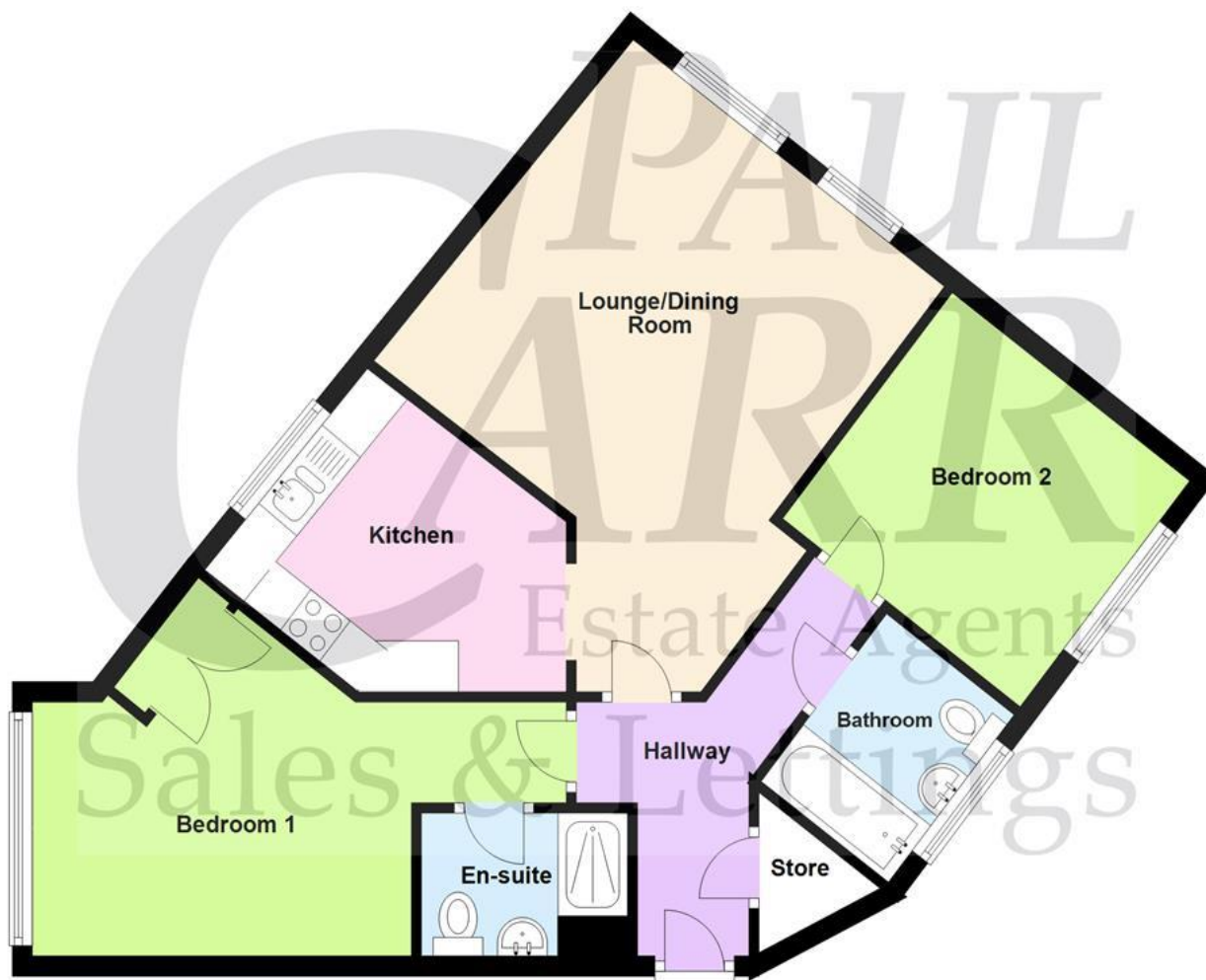




# Floor Plan

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

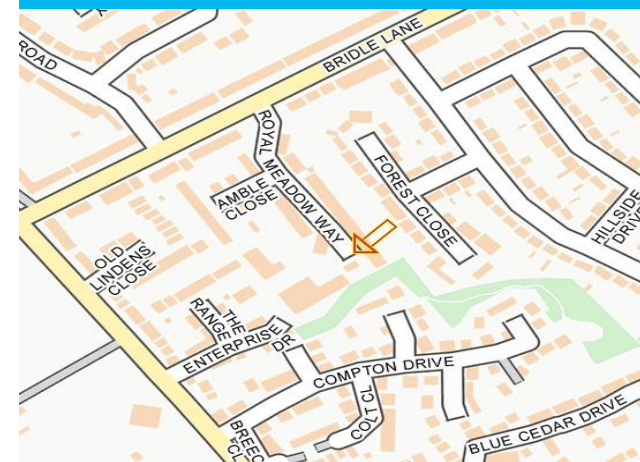
**Second Floor**



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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: 30<sup>th</sup> September 2024