



Foley Court, Chester Road, Streetly
Sutton Coldfield, B74 3TG

£185,000

Paul Carr Estate Agents are delighted to present for sale this highly desirable ground-floor apartment, ideally positioned within a secure gated development comprising a collection of prestigious homes and apartments.

Being offered for sale with no upward chain and ideally positioned for local amenities and transport links, this really is a must view property.

The apartment is approached via a residents only gated entrance leading to communal parking area and gardens with pathway leading to the communal entrance door. Accessed via a secure intercom entry system, the well-maintained communal entrance leads to the apartment.

Inside, a spacious and welcoming entrance hallway includes built-in storage and provides access to all rooms.

A bright and spacious lounge/diner creates a perfect space for relaxation and entertaining, while the well-appointed kitchen is equipped with a range of fitted units and appliances.

The apartment features two generously sized bedrooms, with the master bedroom offering the added convenience of a modern en-suite shower room and fitted wardrobes. A further stylish principal bathroom includes a bath, wash hand basin, and a close-coupled WC.

Early viewing is highly recommended to fully appreciate the quality and generous proportions of this stunning apartment.

Tenure: We can confirm the property is Leasehold.

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



Hallway

Lounge Diner

22' 3" max x 11' 2" max (6.78m x 3.40m)

Fitted Kitchen

13' 1" max x 6' 7" max (3.98m x 2.01m)

Bedroom 1

13' 6" max x 11' 0" to wardrobes (4.11m x 3.35m)

En-Suite Shower Room

9' 5" max x 4' 7" min x 5' 6" max (2.87m x 1.68m)

Bedroom 2

9' 4" x 8' 3" (2.84m x 2.51m)

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Lease Details

Approx. 100 years remaining on the Lease

Service Charge - £1659 per annum.

Ground Rent - approx. £350 per annum.

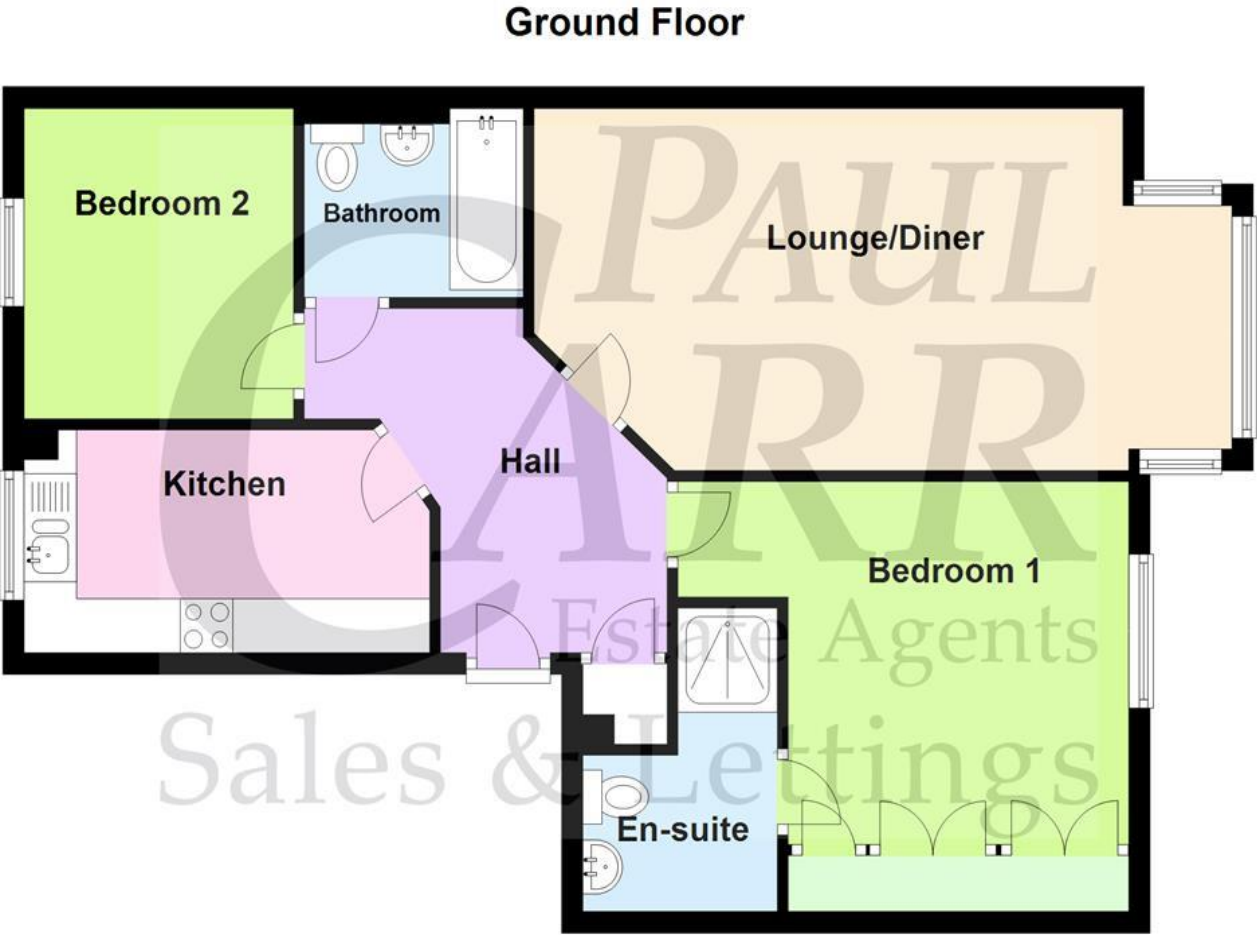
(All lease information would need to be confirmed by your conveyancer)





Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 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: