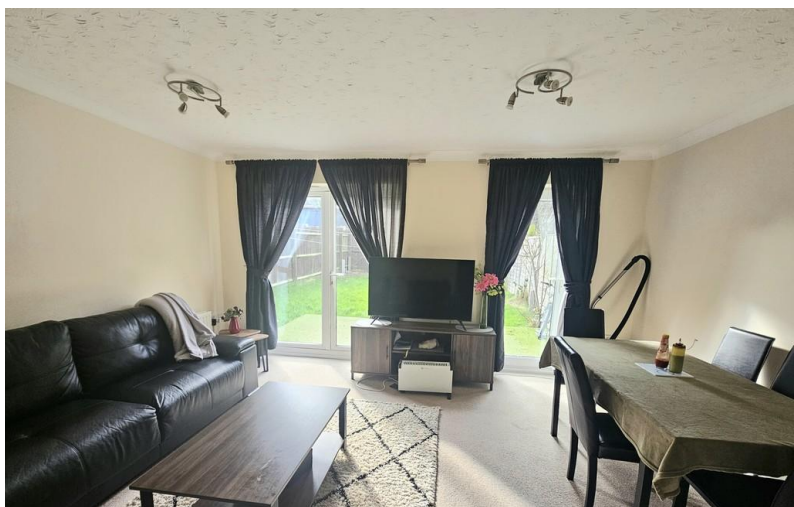


FOR SALE



Foley Court, Chester Road

3 Bedrooms, 1 Bathroom, 1 ensuite, townhouse property

Offers In Region Of £280,000



Foley Court, Chester Road

Offers In Region Of £280,000

- MODERN TOWNHOUSE
- THREE BEDROOMS
- LOUNGE AND KITCHEN
- W.C, EN-SUITE
- DOUBLE GLAZING
- GATED ACCESS

Martin & Co are delighted to offer a fantastic opportunity to purchase this modern three bedroom townhouse in an extremely sought after gated development within the ever popular borough of Streetly within Sutton Coldfield. Giving superb access to all local amenities including pubs, bars and restaurants within Streetly as well as several well regarded schools (catchments should be checked)

The accommodation comprises hall, lounge, fitted kitchen, ground floor w.c, three bedrooms, en-suite and a bathroom. Further benefits include double glazing, central heating, rear garden and allocated parking space.

HALL With stairs to the first floor, central heating radiator and doors off to;

LOUNGE 15' 2" max x 13' 9" max (4.62m x 4.19m) With built-in cupboard, central heating radiator, double glazed door to the rear and double glazed french doors to the rear.

KITCHEN 11' 1" x 7' 11" (3.38m x 2.41m) Having a range of eye and base level units with worksurface over incorporating one and a half bowl single drainer sink unit, hob, oven, tiled splashbacks, tiled floor and double glazed window to the side.

W.C With low flush w.c, wash hand basin, tiled floor, central heating radiator and frosted double glazed windows to side.

FIRST FLOOR LANDING With two built-in cupboards, loft access and doors off to;

MASTER BEDROOM 11' 1" max x 11' max (3.38m x 3.35m) With central heating radiator, double glazed window to the side and door to;





COUNCIL TAX BAND - D

ENSUITE Having a suite comprising shower cubicle, low flush w.c, wash hand basin, central heating radiator and part tiled walls.

FIXTURES AND FITTINGS as per sales brochure.

BEDROOM TWO 11' x 7' 6" (3.35m x 2.29m) With central heating radiator and double glazed window to the rear.

TENURE
Martin and Co has been informed that the property is freehold. There is an annual payment, which is approximately £608 p/a for the upkeep and maintenance of the shared areas and gates. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

BEDROOM THREE 7' 8" x 7' 4" (2.34m x 2.24m) With central heating radiator and double glazed window to the rear.

BATHROOM With suite comprising bath, low flush w.c, pedestal wash hand basin, part tiled walls, central heating radiator and frosted window to the side.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

OUTSIDE Having a lawned garden to the rear. One parking space to the side.

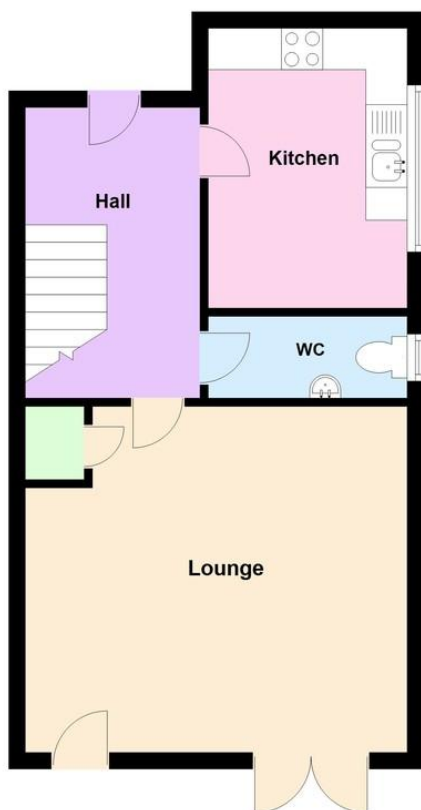




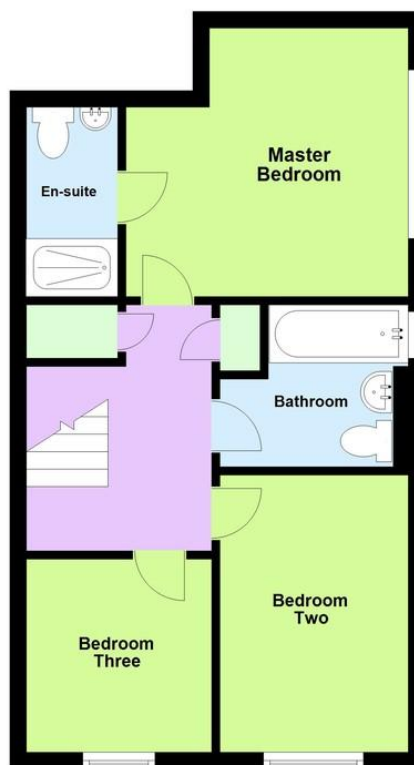
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



This plan is for illustrative purposes only and may not be to scale.
Plan produced using PlanUp.

Martin & Co Sutton Coldfield

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.