PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Amberley Way, Streetly, Sutton Coldfield, B74 3RN

£165,000

Situated within a cul-de-sac in the sought-after area of Streetly, Sutton Coldfield, this superbly presented first-floor maisonette offers well-proportioned accommodation, a private entrance and the added benefit of a rear garden.

The property is accessed via its own entrance, with stairs rising to the first-floor landing.
The spacious open-plan living accommodation provides an excellent setting for both everyday living and entertaining, incorporating a modern fitted kitchen with a good range of storage cupboards, integrated appliances and a useful breakfast bar. A rear-facing window provides plenty of natural light, while the kitchen opens seamlessly into the lounge and dining area, which features a further large rear-facing window.

There are two well-proportioned double bedrooms, both situated to the front of the property. The second bedroom benefits from fitted wardrobes, providing valuable additional storage.

The contemporary bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from a lawned garden, providing an attractive outdoor space for relaxing or entertaining, together with a useful garden shed.

An appealing home combining comfortable accommodation, a desirable location and the rare advantage of a garden.

Tenure: We can confirm the property is Leasehold.

Ground Rent: £250.00 per annum.

Council Tax Band: We can confirm the Council Tax Band is B 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



Accommodation

Open Plan Kitchen & Living Area
20' 9'' max x 11' 1'' max (6.32m x 3.38m)

Bedroom One
14' 5'' x 9' 10'' (4.39m x 2.99m)

Bedroom Two
11' 4'' x 8' 6'' (3.45m x 2.59m)

Bathroom
5' 4'' x 6' 6'' (1.62m x 1.98m)









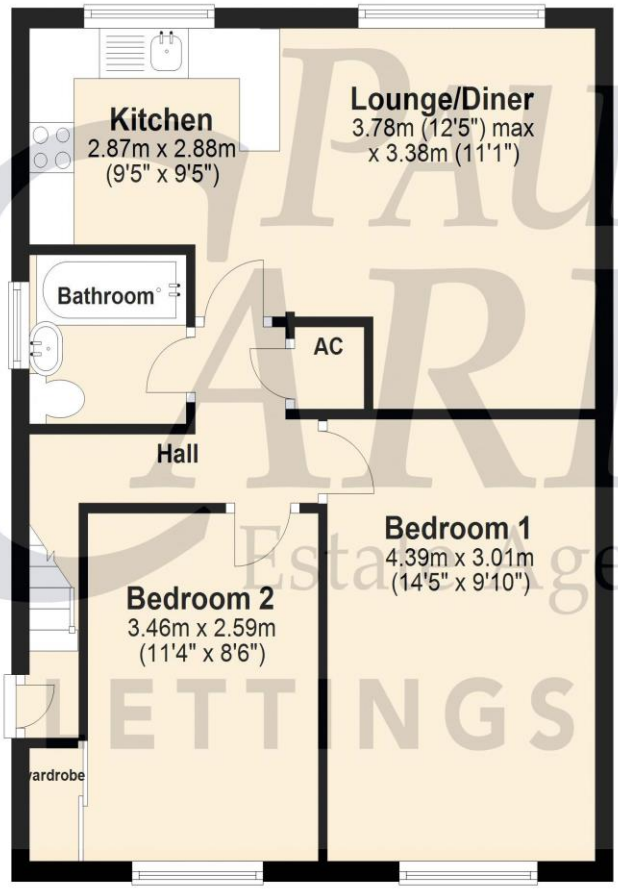




Floor Plan

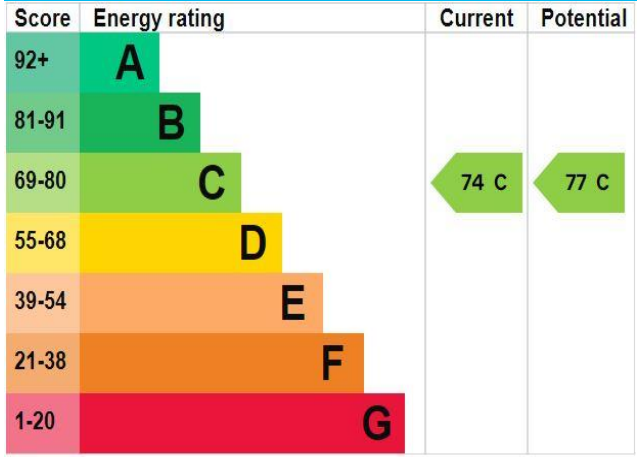
This floor plan is not drawn to scale and is for illustration purposes only

First Floor

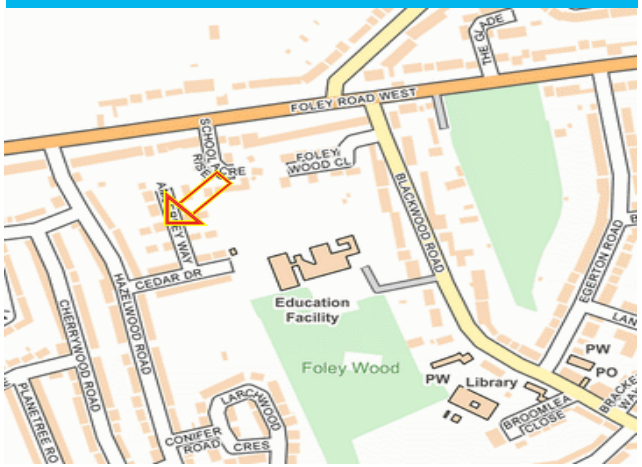


This floorplan is not drawn to scale and is for illustration purposes only.
Plan produced using PlanUp.

Energy Performance Rating



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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.