



Roman Place, Streetly,
Sutton Coldfield, B74 3FJ

£345,000

Positioned in the very heart of the highly sought-after Streetly Village, this exceptional two bedroom second floor apartment offers an enviable blend of contemporary living and refined comfort, perfectly suited to professional buyers seeking style, convenience, and tranquillity. Ideally located within Roman Place on Burnett Road, the property enjoys immediate access to an array of local amenities, including a selection of quality eateries and takeaways, the ever popular Mocha coffee lounge, a Coop food store, hair salon, barbers, and a convenient day nursery.

For those who appreciate the outdoors, the expansive 2,400 acre Sutton Park National Nature Reserve is just a short stroll away, offering a stunning natural escape right on your doorstep.

The development itself is approached via a secure electric gate, leading to a private rear parking area where the apartment benefits from both an allocated parking space and a garage.

Internally, the block is immaculately maintained, with elegant communal areas and the convenience of both stair and lift access to the second floor.

Upon entering the apartment, you are welcomed by a spacious and inviting entrance hall, complete with ample storage cupboards. The property opens into a generously proportioned open plan lounge and dining area, seamlessly flowing into a sleek, modern fitted kitchen. The kitchen is fully equipped with integrated appliances, including an oven and grill, gas hob, dishwasher, and fridge freezer, perfect for both everyday living and entertaining.

The lounge area is further enhanced by a charming Juliet balcony to the front aspect, allowing natural light to flood the space.

The master bedroom is a true retreat, featuring built-in wardrobes and a beautifully appointed en-suite shower room. The second bedroom is also well proportioned and benefits from its own built in wardrobe, making it ideal as a guest room, home office, or additional sleeping space. The main bathroom is finished to a high standard and comprises a bath with overhead shower, low flush WC, and wash hand basin.

Offered to the market with no upward chain, this outstanding apartment presents a rare opportunity to acquire a luxurious home in a prestigious and well connected location.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Lichfield District Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.
Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Accommodation

Lounge/Dining Room 15' 5" x 18' 1"
(4.70m x 5.51m)

Kitchen 15' 4" x 7' 9"
(4.67m x 2.36m)

Bedroom One 11' 5" x 10' 5"
(3.48m x 3.17m)

En-Suite 8' 10" x 7' 1" (max)
(2.69m x 2.16m)

Bedroom Two 10' 6" x 8' 6"
(3.20m x 2.59m)

Bathroom 8' 0" x 6' 4"
(2.44m x 1.93m)

**Tenure: We can confirm the property is Leasehold
(approximately 98 years remaining)**

Service Charge: £2983.00 approximately per annum

Ground Rent: Not Applicable

**(Figures are provided by the vendor – all buyers should
confirm via their solicitor)**

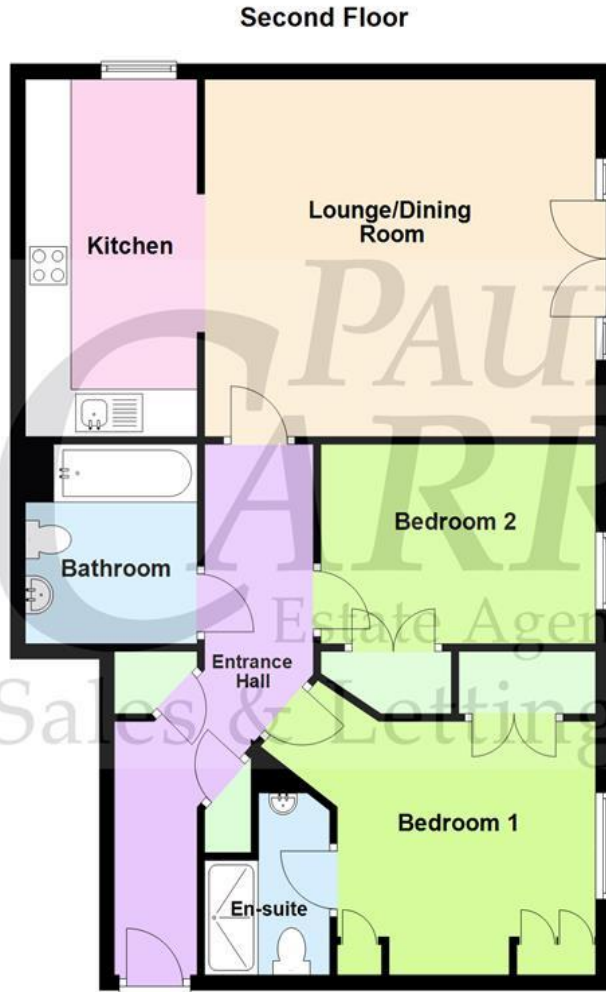






Floor Plan

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

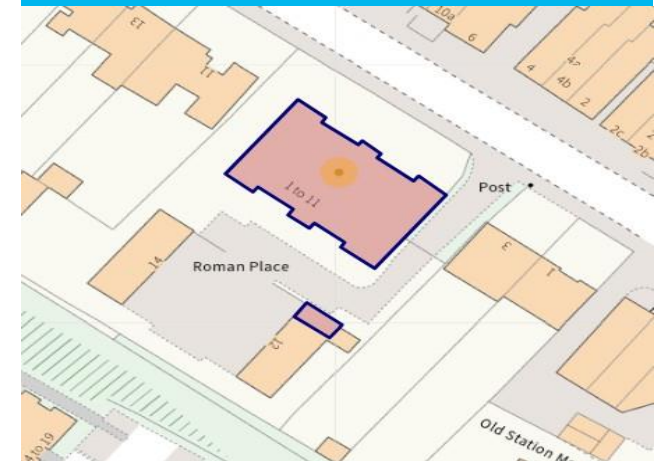


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 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: 6th May 2026

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.

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