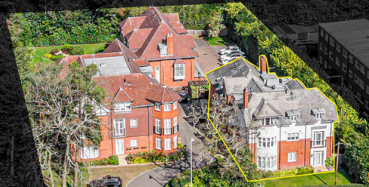


CHEPSTOW PLACE



CHATSWORTH HOUSE

**Apartment 6, Chatsworth House, Chepstow Place,
Sutton Coldfield, B74 3TJ
£275,000**

**A PERSONAL
APPROACH TO
ESTATE AGENCY.**



james kidd



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1
EPC Rating: B
Council Tax Band: D

Please Quote Ref, JK1493

A peaceful setting just a short stroll from Sutton Park – welcome to Apartment 6, Chatsworth House.

Set within the impressive Chepstow Place development, this beautifully maintained residence is tucked away off the prestigious Foley Road East, in the highly sought-after suburb of Streetly, Sutton Coldfield. The location is exceptional, offering not only immediate access to the natural beauty of Sutton Park, but also close proximity to the vibrant Streetly Village. Here, you'll find a range of popular amenities including XO wine and cocktail lounge, Mocha coffee shop, Da Gino's Italian restaurant, Delhi 6, an award winning Indian restaurant and a range of interesting shops and services.

Chepstow Place is a private, secure development that is meticulously cared for both inside and out. Residents benefit from gated parking, with Apartment 6 enjoying two allocated spaces alongside additional visitor parking. Chatsworth House itself offers lift access to all floors, as well as a bright and spacious communal staircase.

Internally, the apartment is presented in immaculate condition throughout. A generous entrance hallway, complete with two storage cupboards, leads through to a stunning open-plan living and dining area. This inviting space is ideal for both relaxing and entertaining, and is enhanced by a charming balcony offering peaceful views towards Sutton Park. The adjoining fitted kitchen is well-appointed with integrated appliances, providing both style and practicality.

Both bedrooms are generously proportioned and feature fitted wardrobes, ensuring ample storage. The principal bedroom further benefits from a modern en-suite shower room, complete with a large walk-in shower and a fitted folding seat for added convenience. A separate main bathroom serves the property, fitted with a neutral suite comprising a bath, wash hand basin, and W.C.

Beyond the apartment itself, residents can enjoy beautifully landscaped communal gardens to the rear of the development, offering a tranquil outdoor space maintained to a high standard throughout the year.

Service Charge: Approx. **£3,346.49 PA**
Ground Rent: Approx. **£618.04PA**
Lease Length: Approx. **105 Years Remaining**

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

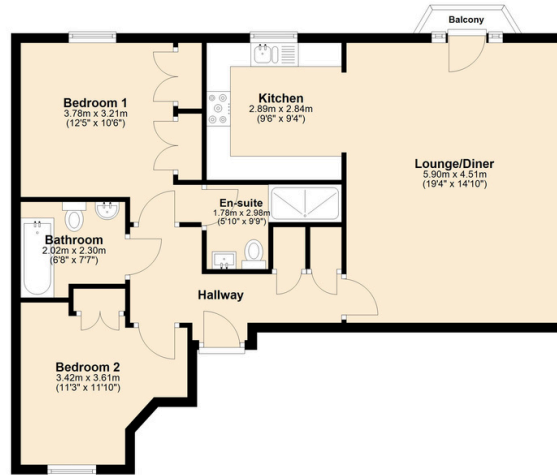
James Kidd Ltd, 297 Walsall Wood Road, Aldridge, Walsall, WS9 8HQ, is an approved agent and independent contractor of eXp World UK Ltd.

We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.





Second Floor



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

Apartment 6, Chatsworth House, Streetly









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