



Burghley House, Chepstow Place, Streetly,
Sutton Coldfield, B74 3TN

Offers Over £255,000

Welcome to Burghley House, Chepstow Place. This wonderfully presented and brilliantly located development is situated off Foley Road East in Streetly, within walking distance of Royal Sutton Park.

Approached via a private gated parking area where this property has one allocated parking space, the internal accommodation briefly comprises of a large entrance hallway with store cupboard, leading through to a spacious bright lounge with a bay window overlooking the communal gardens. There is a kitchen off the lounge providing ample storage space.

Both bedrooms are a great size, the master bedroom benefiting from fitted wardrobes and a modern en-suite shower room. There is also a main family sized bathroom.

This apartment is surrounded by immaculately maintained communal gardens with stunning views, making this development feel extremely private and peaceful.

Tenure: We can confirm the property is Leasehold.
Ground Rent: £434.00 approx.

Service Charge: £2780.00 approx.

Lease: 104 years remaining.

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



Accommodation

Hallway

Lounge 16' 4" x 12' 5"
(4.99m x 3.78m)

Kitchen 12' 4" x 6' 9"
(3.76m x 2.06m)

Bedroom One 11' 3" x 9' 9"
(3.43m x 2.97m)

En-suite 7' 2" x 7' 1"
(2.19m x 2.16m)

Bedroom Two 12' 4" x 8' 4"
(3.77m x 2.54m)

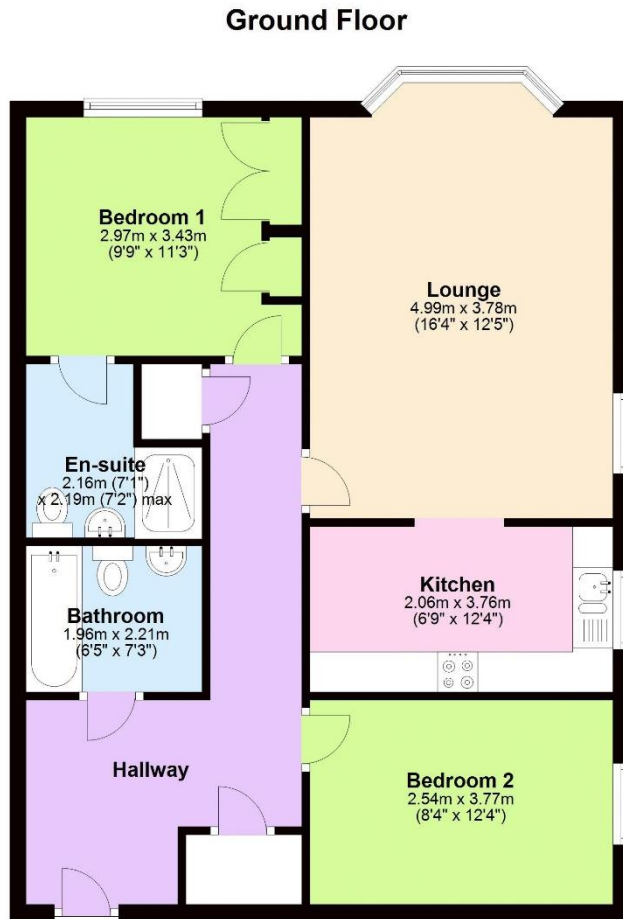
Bathroom 7' 3" x 6' 5"
(2.21m x 1.96m)





Floor Plan

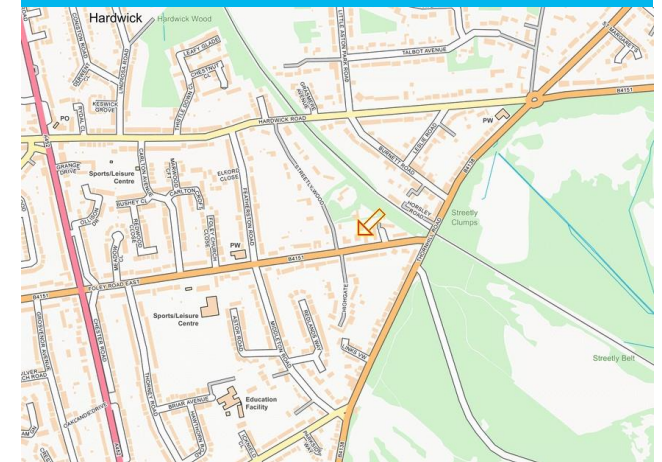
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 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: 31st March 2023

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.