

21 FOLEY ROAD EAST
SUTTON COLDFIELD
B74 3JS


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Situated within a well-maintained residential development, this attractive two-bedroom apartment offers spacious and well-appointed accommodation throughout. Benefiting from attractive communal gardens, communal parking and excellent access to local amenities and transport links, the property provides an ideal opportunity for those seeking a comfortable and conveniently located home.

Accommodation

The property is accessed via communal entrances to both the front and rear of the building, leading to a private entrance hallway. The accommodation comprises a living room, fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Gardens & Grounds

The property enjoys the use of attractive, well-maintained communal gardens together with ample communal parking for residents.

Approximate gross internal floor area : 67 Square Meters
or 721.182 Square ft.

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Sitation

Day to day amenities can be found in Streetly village with a local supermarket and a selection of restaurants. In nearby Mere Green there are Waitrose and Sainsbury's supermarkets and a choice of bars and restaurants. Sutton Coldfield town centre has a comprehensive range of shops and amenities within the Gracechurch Shopping Centre. Within just a minute's drive is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Description of Property

Entered via communal entrance or private entry into the lounge, this two bedroom ground floor apartment is set in communal gardens and within walking distance to Sutton Park and many more amenities and entertainment opportunities.

The property comprises of a lounge with a fire place , a fitted kitchen with electric hub cooker/oven, and inset sink, storage cabinets and spacious worktops. There is a bathroom with a tub and shower over. Two double bedrooms with fitted wardrobes, double glazed windows and electric heating system throughout . The property is unfurnished.

Gardens and Grounds

There are well maintained communal grounds and parking.

Directions

Take the Birmingham Road (A5127) from Sutton Coldfield Centre towards Lichfield. At the island at Four Oaks, take the A454 Walsall Road towards Little Aston. At the junction with the B4151, take a left onto Streetly Lane, at the Hardwick Road traffic island take the first exit onto Thornhill Road, second turning on the right is Foley Road East, Eastmoor Close is on the right hand side.

Fixtures and fittings

Only those items mentioned in the lettings particulars

are to be included in the rental price, per calendar month. All others are specifically excluded but may be available by separate arrangement.

Terms

Local Authority: Walsall

Tax Band: C

Services

We understand that mains water, drainage, & electricity are connected.

Distances

Streetly Village : (1.0?mi)?via Foley Rd E/B4151 and Chester Rd/A452

Mere Green: (2.2?mi)?via Streetly Ln/B4151

Sutton Coldfield Town Centre: (3.6?mi)?via Streetly Ln/B4151 and A5127

Sutton Park: (1.3?mi)?via Foley Rd E/B4151

A38: (6.1?mi)?via A453

M42: (9.3?mi)?via A446

M6 Toll: (4.6?mi)?via Kingstanding Rd/B4138

Birmingham International Airport: (14.8?mi)?via A452

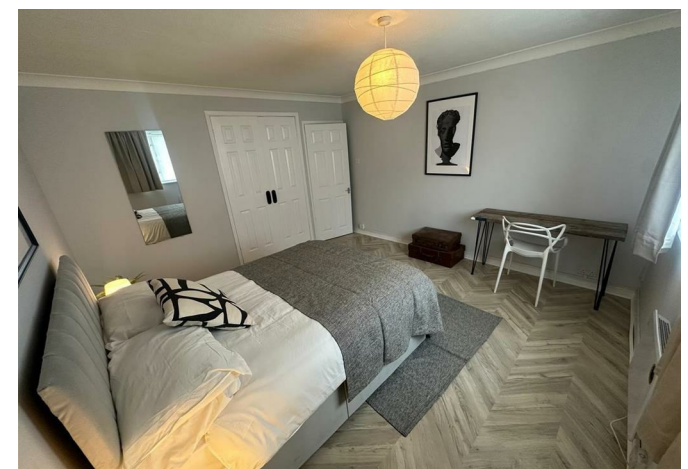
Birmingham NEC: (13.4?mi)?via Chester Rd N/A452 and A452

Birmingham City Centre: (8.5?mi)?via A34

Average area Broadband speed
75 Mbps

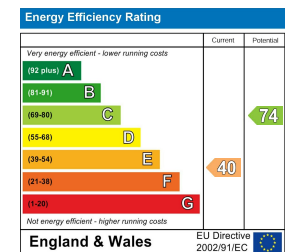
Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional





confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.



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