



Horsley Road, Streetly
Sutton Coldfield, B74 3FE

£225,000

***** A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT SITUATED DIRECTLY OPPOSITE SUTTON PARK,
WITH PRIVATE PATIO AREA AND ALLOCATED PARKING *****

Ideally positioned within Willow House on Horsley Road, on the border of Streetly and Little Aston, this beautifully presented two bedroom ground floor apartment enjoys an excellent location directly opposite Sutton Park and within easy walking distance of the shops, cafés and everyday amenities available in Streetly Village. The location makes this an ideal purchase for those who enjoy outdoor activities whilst still wanting local amenities conveniently on the doorstep.

This particular section of Willow House comprises just three apartments, offering a quieter and more private setting than many larger developments. The property also benefits from a secure communal bicycle store, shared between the three apartments in this section of the building. The communal areas are well maintained, clean and welcoming, with convenient ground floor access leading directly to the apartment.

Internally, the accommodation begins with an L-shaped entrance hallway, which provides access to the principal rooms as well as a number of useful storage cupboards. At the rear is a particularly impressive spacious lounge/dining room, offering plenty of space for both comfortable seating and a dining area. Patio doors open directly onto the apartment's private outdoor seating and patio area, providing an attractive space to sit outside during the warmer months. Positioned directly off the living area is a fitted kitchen, creating a practical and sociable arrangement. The principal bedroom is an excellent size and features an attractive bay window to the front aspect, built-in wardrobes and the added benefit of a private en-suite shower room. Bedroom two is also a well-proportioned double room, while the accommodation is completed by a separate main bathroom. Further practical features include ample built-in storage throughout, including a dedicated cupboard with space for both a washing machine and tumble dryer.

Outside, Willow House is surrounded by beautifully maintained communal grounds, while the apartment benefits from its own allocated parking space, together with plentiful visitor parking for friends, family and guests. Offering approximately 774 sq. ft. of well-planned accommodation, a private patio, excellent parking and a superb position opposite Sutton Park, internal viewing is highly recommended to fully appreciate this wonderful ground floor apartment.

Tenure: We are advised that the property is Leasehold, with approximately 970 years remaining on the lease.

The ground rent is a peppercorn, with the current service charge being approximately £165 per month (£1,980 per annum).

Please note that the above information and figures have been provided by the vendor and are approximate. We recommend that all details are confirmed by your legal representative prior to completion.



Accommodation

L Shape Entrance Hall

16' 1" (max) x 12' 2" (max) (4.90m x 3.71m)

Lounge/Dining Room

16' 11" x 12' 10" (5.15m x 3.91m)

Kitchen

8' 11" x 7' 8" (2.72m x 2.34m)

Bedroom One

17' 0" x 10' 2" (5.18m x 3.10m)

En-Suite

6' 5" x 5' 4" (1.95m x 1.62m)

Bedroom Two

8' 7" x 9' 3" (2.61m x 2.82m)

Bathroom

6' 9" x 6' 5" (2.06m x 1.95m)

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

Services Connected: Gas/Electric/Water/Drainage.

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on
0121 353 6464**

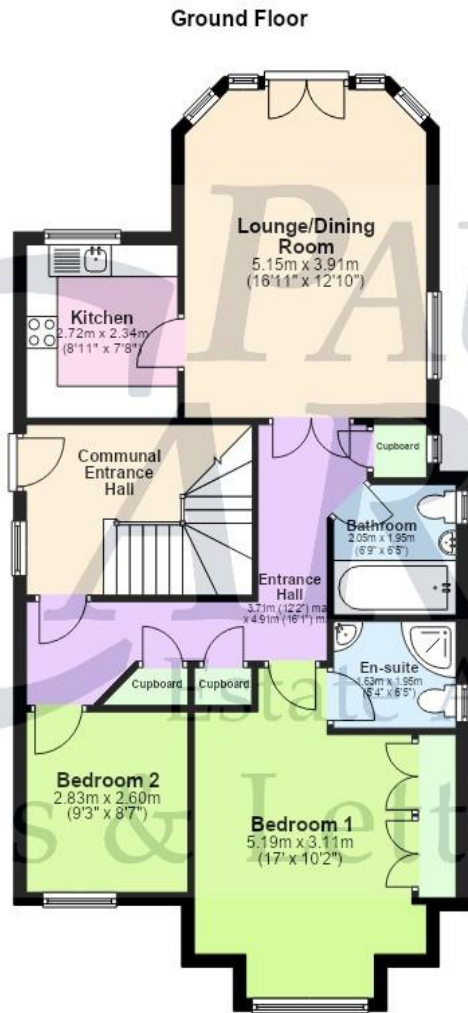
or via Streetly@paulcarrestateagents.co.uk





Floor Plan

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



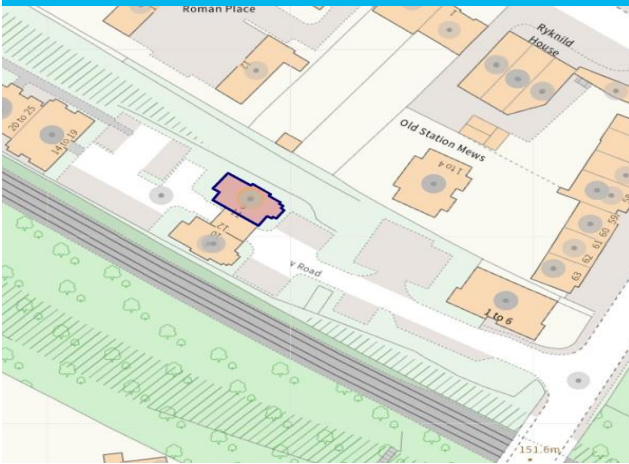
Total area: approx. 71.9 sq. metres (774.3 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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:

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.