



Eastmoor Close, Foley Road East, Streetly
Sutton Coldfield, B74 3JS

£190,000

Stylish first-floor apartment in sought-after Eastmoor Close – Ideal for First-Time Buyers, Investors or downsizers situated within the highly desirable Eastmoor Close development on Foley Road East, Streetly, this beautifully presented two-bedroom first-floor apartment offers stylish and low-maintenance living in a prime location.

Conveniently positioned within walking distance of the stunning Sutton Park and benefiting from excellent transport links, local shops, and amenities, this superb home is perfectly suited to first-time buyers, investors, or those looking to downsize.

The property is approached via a residents-only parking area, surrounded by well-maintained communal gardens, creating a welcoming and peaceful setting. Internally, the apartment offers spacious and thoughtfully designed accommodation throughout, including a generous kitchen/diner ideal for both everyday living and entertaining.

Overlooking the rear of the development, the kitchen features a range of wall, drawer, and base units with contrasting work surfaces, along with an integrated oven, hob, and extractor fan.

The bright and spacious lounge benefits from sliding doors opening onto a private balcony, providing pleasant views across the development and the perfect space to relax and unwind.

Both bedrooms are well-proportioned doubles and benefit from built-in wardrobes, offering excellent storage solutions.

The modern bathroom is fitted with a contemporary suite comprising a low-flush WC, hand wash basin with vanity storage, and a bath with shower over, complemented by stylish tiling. An additional storage cupboard is conveniently located off the internal hallway.

Further benefits include residents-only parking and an allocated garage.

Offering a fantastic combination of location, space, and convenience, this is a rare opportunity to acquire a superb apartment in one of Streetly's most sought-after developments. Early viewing is highly recommended.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Accommodation

Kitchen Diner 13' 7" x 11' 6"
(4.14m x 3.50m)

Study/Store Room 9' 6" x 6' 0"
(2.89m x 1.83m)

Lounge 15' 0" x 12' 10"
(4.57m x 3.91m)

Inner Hallway

Bedroom One 13' 0" x 12' 0"
(3.96m x 3.65m)

Bedroom Two 11' 7" x 9' 6"
(3.53m x 2.89m)

Bathroom 7' 2" x 5' 4"
(2.18m x 1.62m)

We can confirm the property is Leasehold – 974 years remaining

Service Charge: £1500 per annum

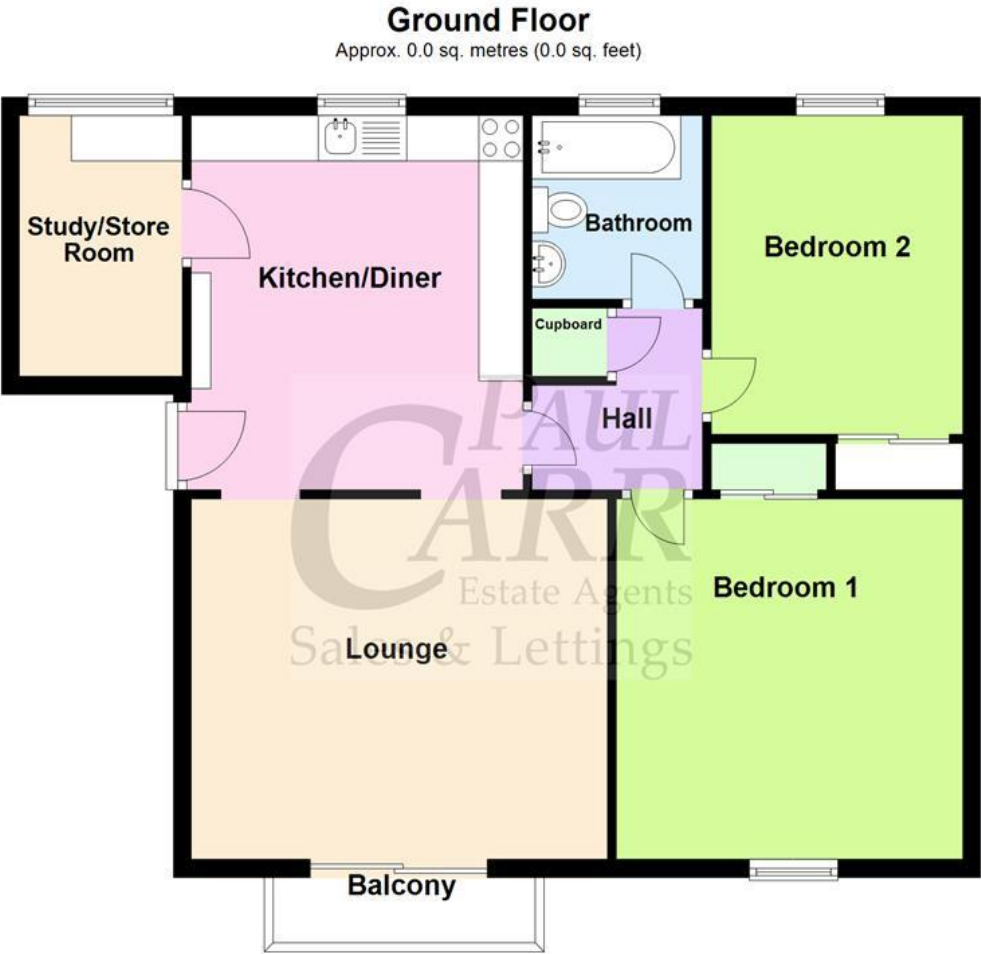
Ground Rent: N/A





Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**