



Royal Meadow Way, Streetly
Sutton Coldfield, B74 2FE

£190,000

Welcome to Royal Meadow Way, a highly desirable and sought-after location within Streetly. Approached via Bridle Lane, the property is ideally positioned for convenient access to local amenities, transport links, and reputable schooling (buyers are advised to verify catchment areas).

This modern apartment block is set behind communal gardens, with a pathway leading to a secure entrance door featuring intercom access. To the rear, there is communal parking along with an allocated parking space.

Situated on the second floor, the apartment offers well-presented accommodation throughout. The current vendor has tastefully decorated the property to a modern standard, enhancing its overall appeal. The layout comprises an entrance hallway, a bright and spacious lounge/diner with access to a beautifully fitted kitchen, complete with a range of matching wall and base units, work surfaces, and integrated oven, hob, and extractor fan. There are two generously sized double bedrooms, along with a family bathroom featuring a well-appointed suite including a low flush WC, pedestal hand wash basin, panelled bath, and complementary tiling. The master bedroom benefits from fitted wardrobes and access to a stylish en-suite shower room, comprising a low flush WC, pedestal hand wash basin, shower cubicle, and matching tiling.

Viewing is highly recommended to fully appreciate the size, presentation, and standard of accommodation on offer.

Tenure: We can confirm the property is Leasehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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



Accommodation

Entrance Hall

Lounge/Dining Room

18' 3" (max) x 15' 10" (max) (5.56m x 4.82m)

Kitchen

9' 2" x 8' 10" (2.79m x 2.69m)

Bedroom One

16' 2" x 12' 3" (4.92m x 3.73m)

En-Suite Shower Room

6' 8" x 4' 5" (2.03m x 1.35m)

Bedroom Two

10' 3" x 10' 4" (3.12m x 3.15m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Lease Information

107 years remaining on the lease (approx.)

Service charge £2,189 per annum (approx.)

Ground rent £250 per annum (approx.)

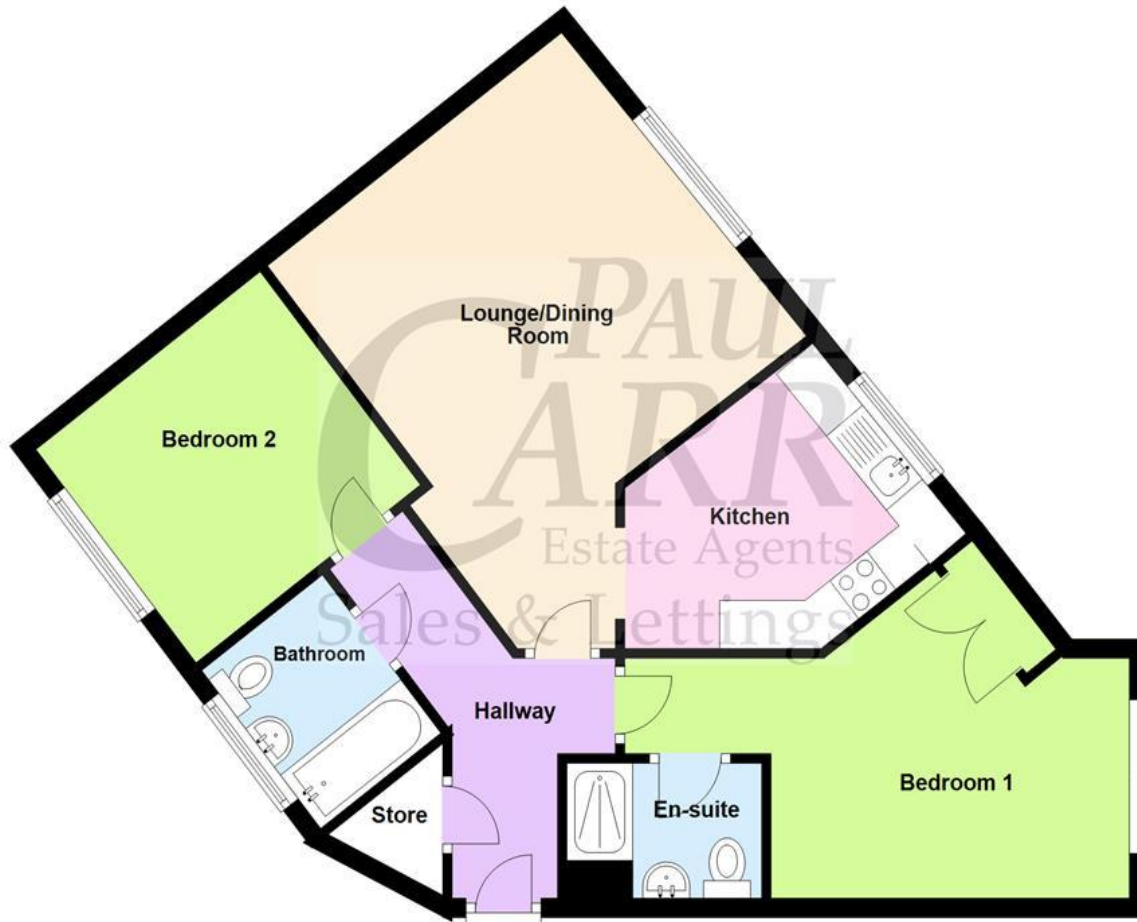




Floor Plan

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

Second Floor

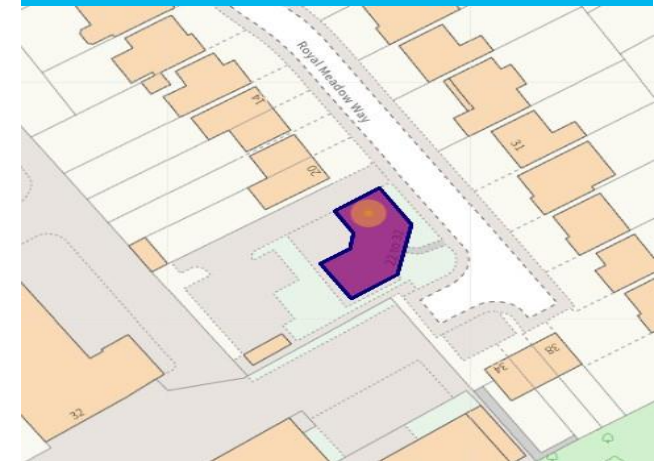


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 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.

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