



Links View, Streetly
Sutton Coldfield, B74 3EP

Offers Over £170,000

This well located two bedroom duplex apartment in Streetly offers an excellent opportunity to acquire a property with no onward chain. Situated close to the 2,400 acre Sutton Park, reputable local schools, convenient transport links, and a range of local amenities, this apartment combines both accessibility and lifestyle.

The property is accessed via its own secure entrance, with stairs leading directly to the first-floor accommodation. The first floor features a spacious through lounge/dining room, ideal for entertaining, alongside a conveniently positioned kitchen. On the second floor, you will find two well-proportioned bedrooms, both benefiting from built-in storage cupboards, as well as a family bathroom.

While the interior could benefit from some cosmetic updating, the apartment represents a fantastic opportunity for those seeking a long-term home or investment.

The property also benefits from an extended lease of approximately 986 years and comes with its own allocated garage.

Internal viewing is highly recommended via Paul Carr Streetly to fully appreciate the space and potential on offer.

Tenure: We can confirm the property is Leasehold, with approx. 986 years remaining.

The vendor has advised us that the following charges apply:
Service charge and buildings insurance - £823.53 per annum (approx.)
Ground Rent - £100 per annum (approx.)

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

First Floor

Lounge/Dining Room
24' 2" x 12' 4" (max) (7.36m x 3.76m)

Kitchen
9' 7" x 7' 4" (2.92m x 2.23m)

Second Floor Landing

Bedroom One
10' 7" x 12' 2" (3.22m x 3.71m)

Bedroom Two
11' 3" x 8' 7" (3.43m x 2.61m)

Bathroom
8' 3" (max) x 6' 4" (2.51m x 1.93m)

Garage





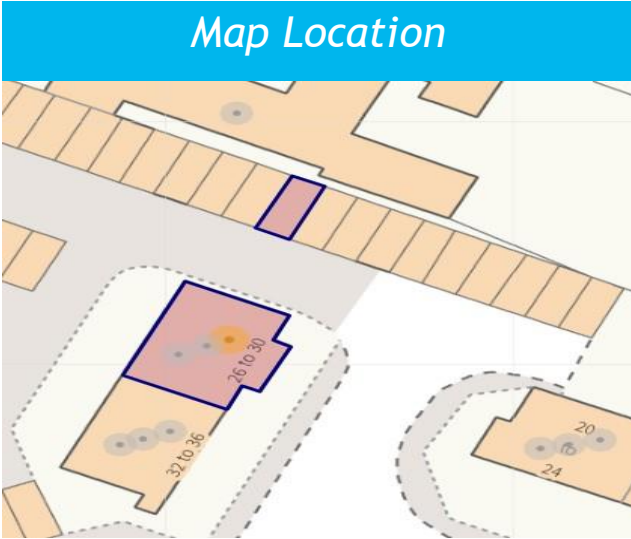
Floor Plan

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



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		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		
21-38	F		
1-20	G		







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**