



**Plaister Court, 154 -158 Bridle Lane, Streetly
Sutton Coldfield, B74 3HQ**

£165,000

This beautifully presented two-bedroom ground floor apartment occupies a convenient position within Plaister Court, situated on Bridle Lane in the ever-popular area of Streetly. Ideally located for a range of everyday amenities, reputable local schools, public transport links and the extensive open spaces of Sutton Park, the property offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

Accessed via a well-maintained and secure communal entrance, the apartment is presented in excellent condition throughout and offers spacious, turn-key accommodation ready for immediate occupation.

Internally, the property comprises a welcoming entrance hallway leading through to a generously proportioned lounge, providing an excellent space for both relaxing and entertaining. The modern fitted kitchen offers a range of contemporary wall and base units with complementary work surfaces and a selection of integrated appliances, including a fridge freezer, electric oven and hob.

There are two well-proportioned bedrooms, both offering flexible accommodation, together with a stylish and modern bathroom.

Externally, residents benefit from well-kept communal grounds and access to attractive communal gardens. Communal parking is also available on a first come, first served basis. The property further benefits from a garage situated within a separate block, providing useful additional storage or off-road parking. (Prospective purchasers are advised to check that the garage dimensions are suitable for their individual vehicle and requirements)

Offered for sale with the advantage of no onward chain, this superb ground floor apartment combines an excellent internal condition with a highly convenient Streetly location.

An internal viewing is highly recommended to fully appreciate the space, presentation and location on offer.

Tenure: We can confirm the property is Leasehold

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

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



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Accommodation

Entrance Hall
10' 1" x 5' 1" (3.07m x 1.55m)

Lounge/Dining Room
12' 0" x 16' 9" (3.65m x 5.10m)

Kitchen
7' 0" x 10' 4" (2.13m x 3.15m)

Bedroom One
13' 7" (max) x 8' 9" (4.14m x 2.66m)

Bedroom Two
10' 0" x 8' 3" (3.05m x 2.51m)

Bathroom
7' 0" x 5' 11" (2.13m x 1.80m)

Garage

Tenure Information

We have been advised that the property is Leasehold, with approximately 87 years remaining.

The Ground Rent is currently £390 per annum.

The Service Charge is currently £2066 per annum.

We recommend that these figures are checked and confirmed by your legal representative prior to completion.

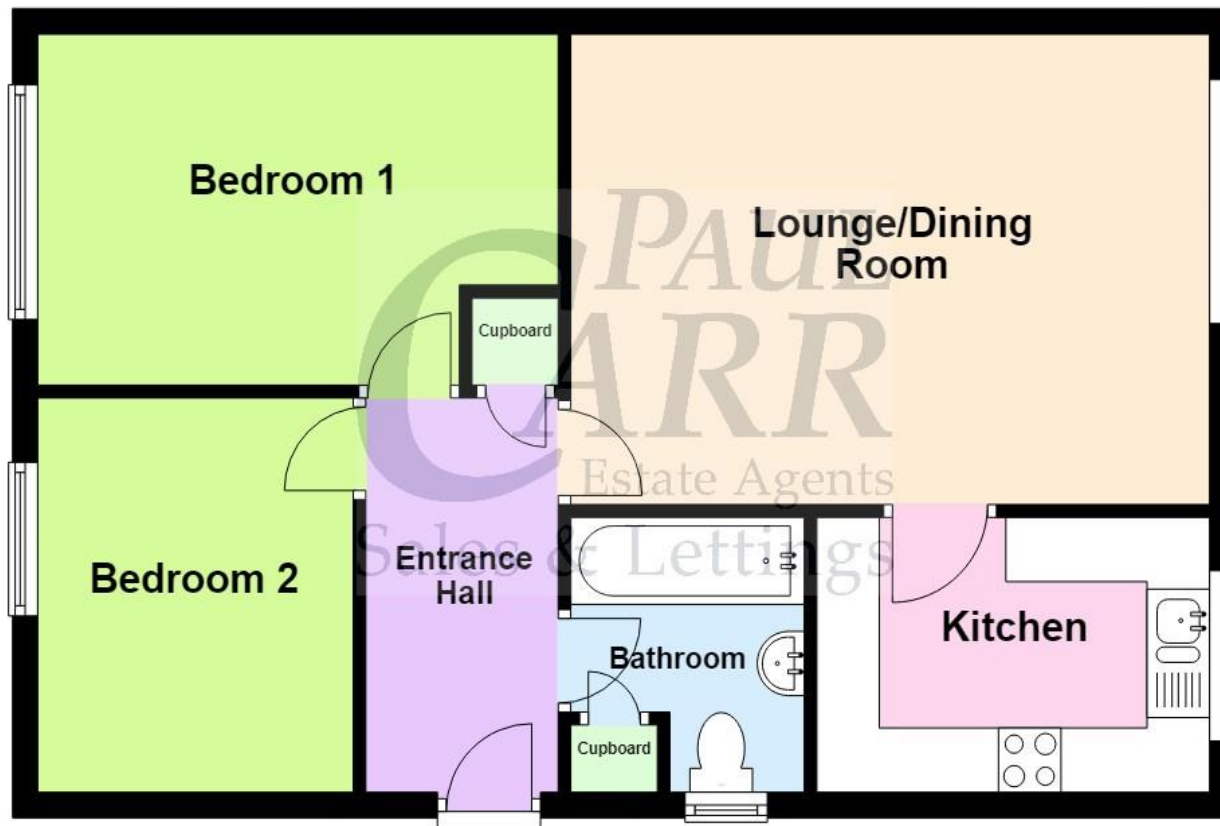




Floor Plan

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

Ground Floor



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		73 C
55-68	D		
39-54	E	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.