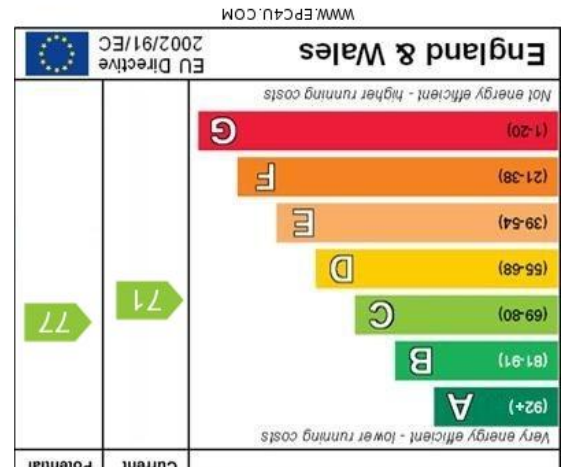


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

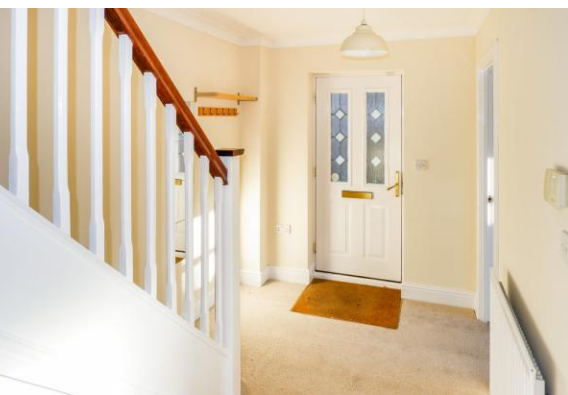
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Offered for sale with no upward chain
- Ever popular gated development
- Modern end town house residence
- Entrance hall with guest cloakroom
- Lounge/diner and kitchen
- Three bedrooms, master with en-suite

Foley Court, Streetly, Sutton Coldfield, B74 3TG

£290,000



Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor. Central heating radiator. New Carpet.

GUEST CLOAKROOM Comprising a suite of wash hand basin and W.C. Opaque double glazed window to the side elevation, central heating radiator. Tiled floor.

KITCHEN 11' 1" x 7' 9" (3.38m x 2.36m) Including units at eye and base level providing work surface, storage and appliance space. Four ring hob with extractor over, electric oven, plumbing for dishwasher and washing machine.. Double glazed window to the side elevation, central heating radiator, tiled floor.

LOUNGE/DINER 15' 2" x 13' 9" (4.62m x 4.19m) With double glazed patio doors opening to the rear elevation, double glazed picture window. Central heating radiator, storage cupboard, new carpet.

FIRST FLOOR

LANDING With airing cupboard and overstairs storage cupboard housing the Worcester central heating boiler. New carpet.

BEDROOM ONE 11' 1" x 11' 1" (3.38m x 3.38m) With double glazed window to the rear elevation. Central heating radiator. New carpet. En-suite shower room leading off.

EN-SUITE SHOWER ROOM Comprising a suite of wash hand basin and W.C. Walk in cubicle housing the Mira electric shower. Central heating radiator.

BEDROOM TWO 11' x 7' 6" (3.35m x 2.29m) With double glazed window to the rear elevation. Central heating radiator. New carpet.

BEDROOM THREE 7' 8" x 7' 4" (2.34m x 2.24m) With double glazed window to the rear elevation. Central heating radiator. New carpet.

BATHROOM Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C. Opaque double glazed window to the side elevation, central heating radiator.

OUTSIDE The property has an enclosed rear garden which is laid to lawn. Rear gated access through to the parking area.

Council Tax Band D Walsall Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323