



Graham House, Chester Road, Streetly  
Sutton Coldfield, B74 3DY

£140,000

Streetly

£140,000



Having been REFURBISHED by the current vendor to a high specification, this STUNNING ground floor flat offers the discerning purchaser an opportunity to acquire a superb home with a modern contemporary look enhanced by electric heating and UPVC double glazing.

Enhanced by a REFITTED KITCHEN with appliances and a REFITTED SHOWER ROOM with rainfall shower, the property also comprises an impressive double bedroom and good sized living room.

There are high quality fittings throughout to include new flooring throughout.

LED mood lighting, new doors and door furniture.

Graham House occupies a sought after residential location close to local amenities including the diverse range of shops and restaurants at Streetly Village.

Sutton Coldfield, Walsall and Aldridge centres are readily accessible. Birmingham City Centre is also within reach.

Recreational facilities are on hand Sutton Park and Barr Beacon.

To fully appreciate the accommodation and appointment of accommodation on offer an internal viewing is highly recommended.





### ***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:

## ***Property Specification***

STUNNING REFURBISHED GROUND FLOOR FLAT  
CONTEMPORARY DECOR AND QUALITY FITTINGS THROUGHOUT  
REFITTED KITCHEN WITH APPLIANCES  
REFITTED SHOWER ROOM WITH RAINFALL SHOWER  
ATTRACTIVE, WELL PROPORTIONED LIVING ROOM

**Communal Entrance**

**Reception Hallway with LED mood lighting**

**Spacious Living Room 15' 11" x 10' 3"  
(4.86m x 3.12m)**

**Refitted Kitchen with appliances 10' 2" x 5' 8"  
(3.10m x 1.73m)**

**Double Bedroom 12' 11" x 10' 2"  
(3.93m x 3.11m)**

**Refitted Shower Room 12' 11" x 10' 2"  
(3.93m x 3.11m)**

**Communal Gardens**

**Parking to Rear**

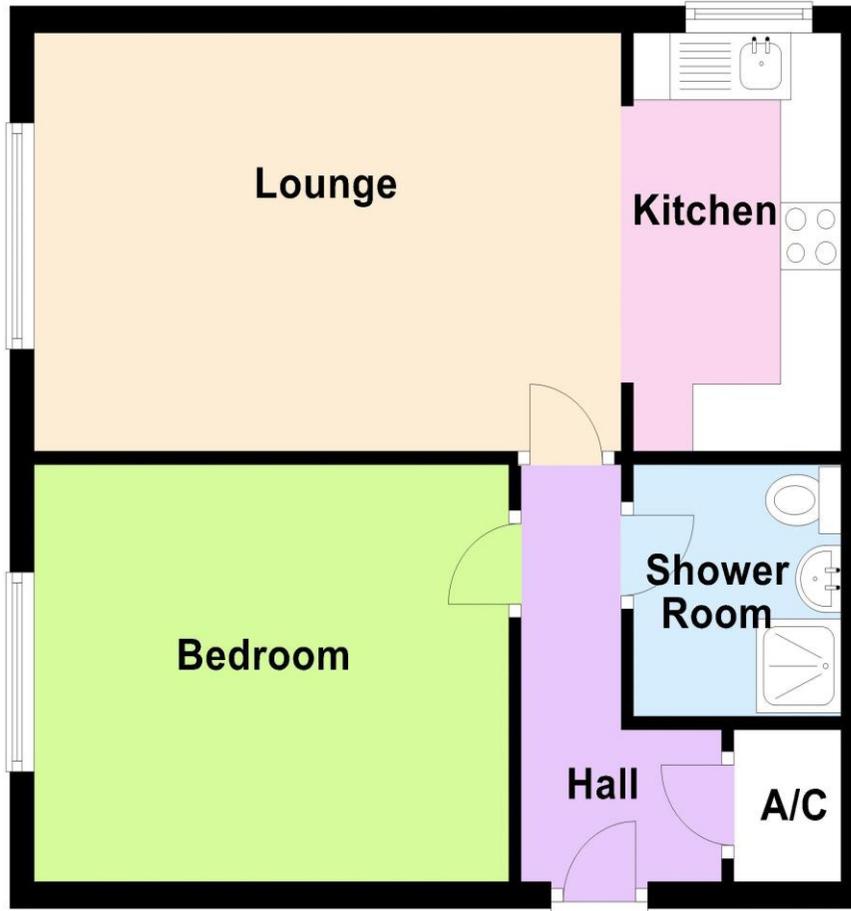
### ***Viewer's Note:***

Services connected: Electricity, Water & Drainage  
Council tax band: A  
Tenure: Leasehold 130 approx. unexpired years remaining,  
Ground Rent: Peppercorn  
Service Charge: £500

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92-100) <b>A</b>                           |  |   |           |
| (81-91) <b>B</b>                            |  |   |           |
| (69-80) <b>C</b>                            |  |   | 76        |
| (55-68) <b>D</b>                            |  |   |           |
| (39-54) <b>E</b>                            |  | 45  |           |
| (21-38) <b>F</b>                            |  |   |           |
| (1-20) <b>G</b>                             |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC  |           |

## Map Location

