



Beacon Court, Chester Road, Streetly  
Sutton Coldfield, B74 2HT

**£148,000**



**Streetly**

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A SPACIOUS AND CONVENIENTLY SITUATED  
GROUND FLOOR FLAT OFFERING LIGHT AND  
IMPROVED LIVING SPACE THROUGHOUT

WITH EASY ACCESS TO LOCAL SCHOOLS,  
SHOPS, AMENITIES AND TRANSPORT LINKS

AN OPPORTUNITY NOT TO BE MISSED

The accommodation briefly comprises; secure communal entrance giving access to ground floor apartment, reception hall with doors off to lounge, further door off to fitted kitchen, two good sized bedrooms and a modern bathroom.

The property further benefits from having wi-fi controlled electric heating, new double glazing, allocated parking and communal gardens.

PLEASE CALL TODAY FOR FURTHER DETAILS  
AND TO BOOK A VISIT.



## Property Specification

TWO BEDROOM GROUND FLOOR FLAT  
IMPROVED SPACIOUS ACCOMMODATION THROUGHOUT  
SECURE INTERCOM ENTRANCE  
ALLOCATED PARKING BAY TO REAR  
IDEAL FOR FIRST TIME BUYERS OR INVESTORS



### Secure Communal Entrance

Reception Hall with security intercom

### Lounge

15' 5" x 10' 5" max 9' 5" min (4.7m x 3.17m 2.87m)

### Fitted Kitchen

9' 0" x 7' 9" (2.75m x 2.37m)

### Bedroom One

12' 2" x 9' 10" (3.71m x 2.99m)

### Bedroom Two

9' 2" x 6' 11" (2.80m x 2.12m)

### Fitted Tiled Bathroom

Allocated Parking Bay to rear

Communal Gardens

### 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: 26th November 2020

### Viewer's Note:

Services connected: mains electricity, water and drainage  
Council tax band: B  
Tenure: Leasehold 142 years remaining  
Ground Rent: peppercorn  
Service Charge: £1077.88 per annum


## Floor Plan

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

A floor plan of a 2-bedroom house. The layout includes a large lounge (orange) on the right, a kitchen (pink) at the bottom right with a sink, stove, and refrigerator, and two bedrooms (green) on the left. A central hallway (purple) connects the rooms. The bathroom (blue) is located between the two bedrooms and the kitchen, containing a bathtub, toilet, and sink. Two external doors, marked with 'C', are located on the right side of the house, one leading from the lounge and one from the kitchen.

## Energy Efficiency Rating

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|                                                                                                                                                                                                                                                                                             | Current                            | Potential                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>43</p>                          | <p>76</p>                                                                           |
| <p><b>England, Scotland &amp; Wales</b></p>                                                                                                                                                                                                                                                 | <p>EU Directive<br/>2002/91/EC</p> |  |

### Map Location

