

**Cedar Court, 29 Eastmoor Close, Streetly,  
Sutton Coldfield, B74 3JS**



**Offers in the Region of £165,000**

**\*\*\*SOUGHT AFTER LOCATION\*\*\* \*\*TWO DOUBLE BEDROOMS WITH  
BUILT IN WARDROBES\*\*\* \*\*MODERN BATHROOM WITH SHOWER  
OVER\*\*\* \*\*GOOD SIZED LOUNGE\*\*\* \*\*GOOD SIZED LIVING ROOM  
WITH BALCONY\*\*\* \*\*SEPARATE KITCHEN\*\*\* \*\*VERY LONG LEASE\*\*\***

- SOUGHT AFTER LOCATION
- GOOD SIZED LOUNGE WITH BALCONY
- MODERN BATHROOM
- SET IN WELL MAINTAINED GROUNDS
- TWO DOUBLE BEDROOMS
- GOOD SIZED DINING ROOM
- KITCHEN WITH APPLIANCES
- VERY LONG LEASE
- CLOSE TO LOCAL AMENITIES

## **Cedar Court, 29 Eastmoor Close, Streetly, Sutton Coldfield, B74 3JS Offers in the Region of £165,000**

Bergason are pleased to offer to the market this First Floor Flat in a sought after location, within close proximity to Sutton Park and within walking distance of Streetly Village with a range of shops and restaurants. Benefiting from Communal & Well Tended Landscaped Grounds, Communal Parking, Security Entrance Hall, Lounge, Dining Room, Kitchen with some appliances, two Double Bedrooms with Built-in Wardrobes, Modern Bathroom with Shower over, Cloak Cupboard, Double Glazed, (where specified), Garage en Block and very long lease.

### **APPROACH**

is via well tended Communal landscaped gardens comprising of borders of flowers/plants, shrubs and mature trees.

### **COMMUNAL ENTRANCE**

Door with Intercom Access.

### **FRONT**

Hardwood front door.

### **ENTRANCE**

Ceiling light point, cloak cupboard housing, washing machine outlet and-

### **LOUNGE 13'5" (4.09m) x 14'11" (4.55m)**

Ceiling light & wall light points, double glazed sliding patio door to front aspect and having balcony overlooking the mature communal gardens, power points, ceiling light point, coving and glazed panelled wooden door to,

### **DINING ROOM 11'7" (3.53m) x 13'6" (4.11m)**

Ceiling light point, coving, double glazed window to rear aspect, door to inner hallway, glazed wooden door to kitchen and to internal store cupboard, power points, radiator and coving and wall mounted intercom.

### **FITTED KITCHEN 9'2" (2.79m) x 5'10" (1.78m)**

Ceiling light point, double glazed window to rear aspect, a fitted range of wall and base units with rolled top work surfaces, sink unit with mixer tap over, tiled splash backs, integrated fridge, oven with 4 ring electric hob and extractor above.

### **BEDROOM ONE 12'6" (3.81m) Max x 13'0" (3.96m) Max**

Ceiling light point, coving to ceiling, double glazed window to front aspect, built-in double mirrored wardrobes also benefiting from further built in wardrobes over bed area and to side, power point and laminated flooring.

### **DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bergason and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of or the vendors.

Equipment: Bergason has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.



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## **BEDROOM TWO 9'4" (2.84m) Max x 11'7" (3.53m) Max**

Ceiling light point, coving to ceiling, double glazed window to rear aspect, built-in wardrobes, also benefiting from further built-in wardrobes over bed area and to side, power point.



## **MODERN BATHROOM**

Modern Bathroom - 7'1"(max) x 6'1"(max) 6 x Ceiling light point, double glazed obscured window to rear aspect, bathroom suite comprising of white panelled bath, pedestal wash hand basin and close coupled low level flush w.c, set in a white vanity unit, with further mirror and medicine cabinet above, tiled walls around shower/bath and splash back areas.



## **OUTSIDE**

There are well maintained mature communal gardens surrounding the property with lawns and a variety of shrubs, bushes and mature trees.

## **GARAGE**

The garage is en block

## **TENURE**

We understand that the property is Leasehold, with a long lease of over 945 years, with a service charge of £1080 per year. We are awaiting confirmation of the lease term. Please check all lease details with your Legal representatives



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