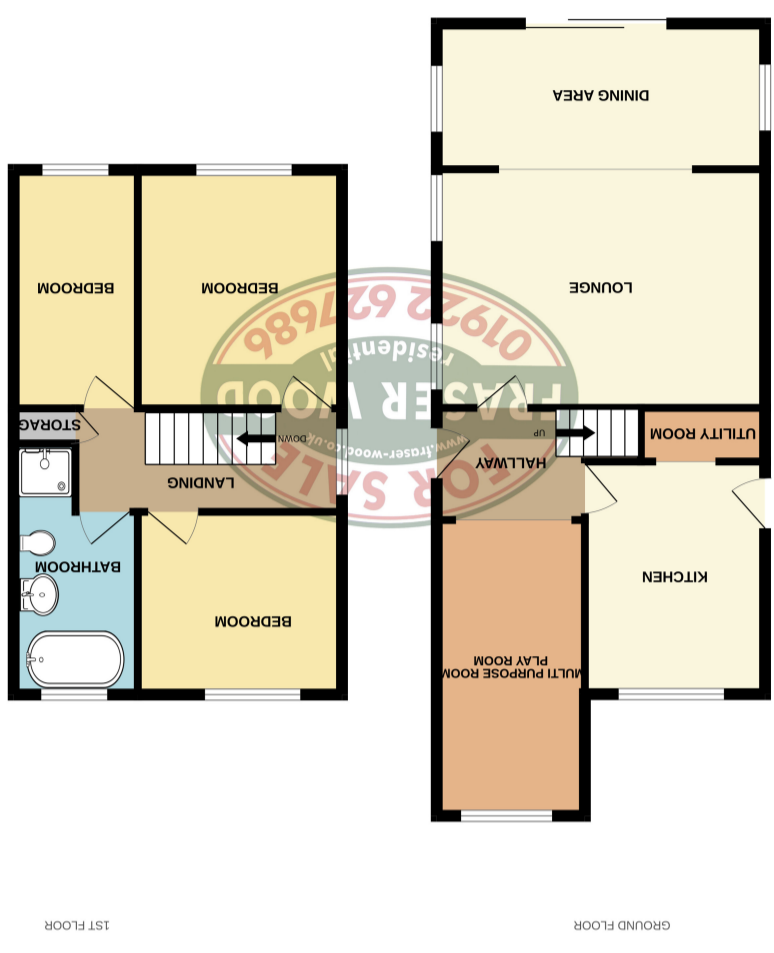




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is intended to provide a general impression only and should be used as a guide only. It does not constitute a contract and is subject to change without notice.

Energy Efficiency Rating	
Current	Potential
79	51
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	



10 Foley Wood Close, Streetly, Sutton Coldfield, B74 3PJ

OFFERS OVER £435,000





## 10 FOLEY WOOD CLOSE, STREETLY

This considerably extended three bedroomed detached house occupies a delightful position in this sought after residential area of the Borough.

The property is conveniently situated for all amenities including local shopping facilities in Streetly, public transport services to neighbouring areas and a good range of schools for children of all ages.

Viewing is highly recommended to fully appreciate the accommodation, which briefly comprises the following:- (all measurements approximate)

### ENTRANCE HALL

having entrance door, pin spot lighting, under floor heating and stairs off to first floor.

### LOUNGE

5.42m x 3.62m (17' 9" x 11' 11") having UPVC double glazed windows to side, pin spot lighting, central heating radiator and coved cornices.

### DINING AREA

5.39m x 2.21m (17' 8" x 7' 3") having UPVC double glazed patio door to rear garden, pin spot lighting, central heating radiator, coved cornices and UPVC double glazed window to side.

### MULTI PURPOSE ROOM/PLAYROOM

4.58m x 2.07m (15' 0" x 6' 9") currently used as a Treatment Room, having UPVC double glazed window to front, pin spot lighting, wooden flooring, mood lighting and under floor heating.



### FITTED KITCHEN

3.66m x 2.85m (12' 0" x 9' 4") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, built-in oven with five-ring gas hob and extractor hood over, plumbing for automatic dishwasher, appliance space, wooden flooring, pin spot lighting, central heating radiator, UPVC double glazed window to front and UPVC door to side.

### UTILITY AREA

having plumbing for automatic washing machine, appliance space, ceiling light point and wooden flooring.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, central heating radiator, built-in store cupboard and loft hatch.

### BEDROOM NO 1

3.68m x 3.36m (12' 1" x 11' 0") having UPVC double glazed window to rear, ceiling light point, central heating radiator and additional pin spot lighting.

### BEDROOM NO 2

3.60m x 2.75m (11' 10" x 9' 0") having UPVC double glazed window to front, ceiling light point, central heating radiator and additional pin spot lighting.

### BEDROOM NO 3

3.60m x 1.94m (11' 10" x 6' 4") having UPVC double glazed window to rear, ceiling light point and central heating radiator.



## BATHROOM

having white suite comprising roll edge bath, wash hand basin, low flush w.c., walk-in shower with fitted shower unit, tiled splash back surrounds, pin spot lighting, central heating radiator, tiled floor and UPVC double glazed window to front.

## OUTSIDE

### FRONT DRIVEWAY

providing off-road parking for several vehicles.

### ENCLOSED REAR GARDEN

with timber fencing surround, decking area with steps leading to gravelled area, artificial lawn, flower and shrub borders and timber garden shed.

## SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

## TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

## FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

## COUNCIL TAX

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band D with Walsall Council.

## VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/16/04/24

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## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

## NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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