OLD STATION MEWS BURNETT ROAD
SUTTON COLDFIELD
B74 3EZ

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

Reception hallway, providing access to a generous sitting/dining room with French doors opening directly onto the gardens, refitted kitchen with integrated appliances, principal double bedroom with fitted wardrobes, a second bedroom with fitted wardrobes and a refitted bathroom.

Externally, the property benefits from allocated parking and mature landscaped communal gardens incorporating paved seating areas, lawn and established planting.

Approximate Gross Internal Area: 683 Sq Ft / 64 Sq M

EPC: C

Expiry Date of the Lease: 125 years from 01/01/2006
Current Ground Rent: £150 per year
Current service/ Maintenance charge: £100 per month

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







SITUATION
Old Station Mews occupies a convenient position just off Burnett Road in the highly regarded residential area of Streetly, combining a tucked-away setting with excellent access to local amenities.

Streetly village offers a good selection of everyday shops, cafés, restaurants and services, whilst the property is also well placed for Sutton Park, with its extensive woodland, lakes, open heathland and walking and cycling routes.

The wider area enjoys excellent road links towards Sutton Coldfield, Birmingham, Lichfield and the regional motorway network, making the property well positioned for commuters.

There is also a good selection of schooling within the surrounding area, including respected primary and secondary schools together with grammar and independent establishments. Prospective purchasers are advised to verify individual school catchment areas with the relevant local authority.

DESCRIPTION
1 Old Station Mews is a beautifully presented two-bedroom ground floor mews style apartment, offering approximately 683 sq ft of stylishly improved accommodation and enjoying an attractive position within this established residential development in Streetly Village.

The property has been thoughtfully updated by the present owner, combining a generous principal reception room with a contemporary kitchen, two well-proportioned bedrooms and an impressive refitted bathroom.

A private entrance beneath an attractive pitched canopy opens into a reception hallway.

The sitting room is a particularly generous space, extending to approximately 18'7" in length and comfortably accommodating both sitting and dining areas. French doors open directly onto the gardens, creating an attractive outlook and allowing plenty of natural light into the room. A feature fireplace provides an appealing focal point.

The kitchen has been refitted in a contemporary style with shaker-style cabinetry, contrasting handles, marble-effect work surfaces and white tiled splashbacks. Integrated appliances, all included within the sale, comprise a fridge, oven, extractor fan, dishwasher and washing machine, with appliances by Bosch and AEG. Under-cabinet and low-level plinth lighting complete the smart finish.

The principal bedroom is a generous double room and benefits from fitted mirrored wardrobes.

The second bedroom also benefits from fitted wardrobes, providing excellent additional storage. The room would work equally well as a guest bedroom or home office.

A particular feature of the property is the superbly refitted bathroom. Green marble-effect wall tiling is complemented by contrasting geometric feature tiles and decorative flooring. The contemporary suite includes a bath with shower fitting, wall-mounted WC and countertop wash basin set upon a fitted vanity unit, with an illuminated mirror and recessed display niche completing the room.

GARDENS AND GROUNDS
Old Station Mews forms part of an attractive residential development set back from Burnett Road, with a neatly landscaped frontage and brick-paved approach.

The property benefits from allocated parking positioned to the front of the development.

French doors from the sitting room open directly onto a paved seating area, providing a pleasant space for outdoor seating within the communal gardens.

Beyond are mature landscaped communal gardens with lawn, established shrubs, trees and planted borders, creating a leafy and secluded outlook.

DISTANCES
Streetly village – approximately 0.3 miles
Sutton Park – approximately 0.5 miles
Mere Green – approximately 2.5 miles
Sutton Coldfield town centre – approximately 3.5 miles
Birmingham city centre – approximately 9 miles
Lichfield – approximately 9 miles
M6 Toll – approximately 5 miles
Birmingham International Airport/NEC – approximately 16 miles

Distances approximate.

DIRECTIONS
From Aston Knowles in Mere Green, proceed towards Streetly and continue onto Burnett Road. Old Station Mews can be found set back from Burnett Road within this established residential setting.

SERVICES
We understand that mains services are connected to the property. Prospective purchasers are advised to satisfy themselves as to the availability and adequacy of all services.

TERMS
Tenure: Leasehold
Local Authority: Lichfield Council
Tax Band: B
Broadband average area speed: 500 Mbps

FIXTURES & FITTINGS
The integrated kitchen appliances referred to within these particulars are included within the sale. Only those other items specifically mentioned are to be included in the sale price. All others are excluded but may be available by separate arrangement.

VIEWINGS
All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

DISCLAIMER
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These









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Anti Money Laundering Regulations

In line with the Money Laundering Regulations 2007, all estate agents are legally required to carry out identity checks on buyers as part of their due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. We carry out this check using a secure electronic verification system, which is not a credit check and will not affect your credit rating. A non-refundable administration fee of £25 + VAT (£30 including VAT) per buyer applies for this service. By proceeding with your offer, you agree to this identity verification being undertaken. A record of the search will be securely retained within the electronic property file.

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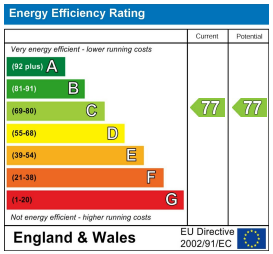
Station Mews, Sutton Coldfield, B74 3EZ

Approximate Gross Internal Area

Total = 683 SQ FT / 64 SQ M



Illustration for identification purposes only, measurements are approximate, not to scale.



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8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 · enquiries@astonknowles.com · www.astonknowles.com