

Longmoor House, Streetly Lane,

Sutton Coldfield, B74 4TT

Guide price £400,000

Why this home is chosen...

Why this home is Chosen...

This immaculate two bedroom 'Duplex' apartment features secure underground parking, two double bedrooms both with en-suites and is within walking distance of Four Oaks gate providing access to the beautiful Sutton Park.

A quick tour

Highlights of this property include:

- Set over two floors
- Two en-suite double bedrooms
- Large kitchen/diner
- Attractive lounge
- Private patio
- Beautifully maintained communal gardens
- Did we mention its within walking distance of the Four Oaks gate?



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Come on in...



VIEWING

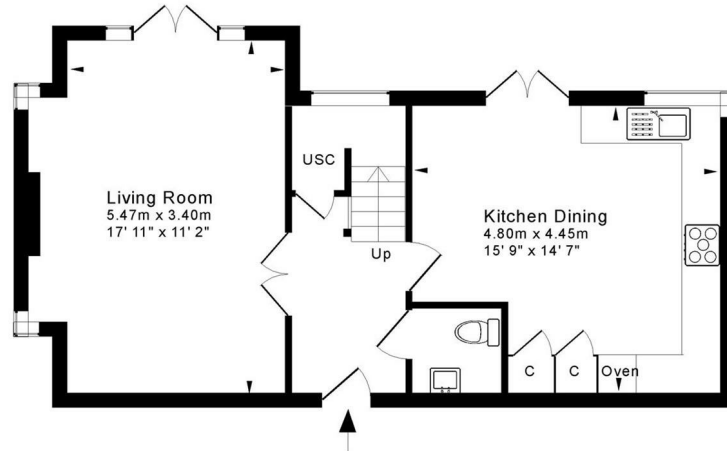
To view this property or for more information please contact the office on 0121 222 1180 or email on team@chosenhome.com

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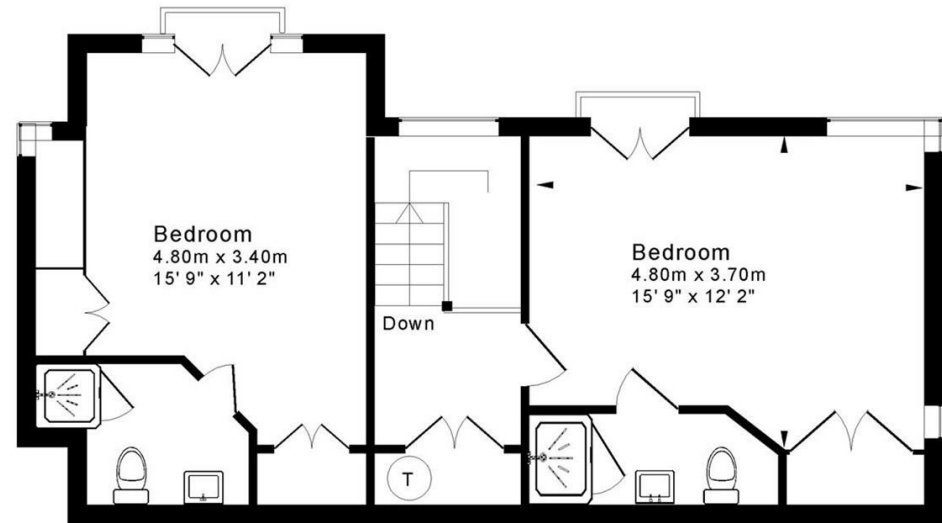
FLOOR PLAN



Ground Floor

Approx. Gross Internal Floor Area : 1,010 Sq. Ft. / 101 Sq. M
Includes Conservatories, Garages, Porches etc.
Plan Ref. 300-649j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



First Floor

HYBRID MAP



ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. The estate agents costs must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released.

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