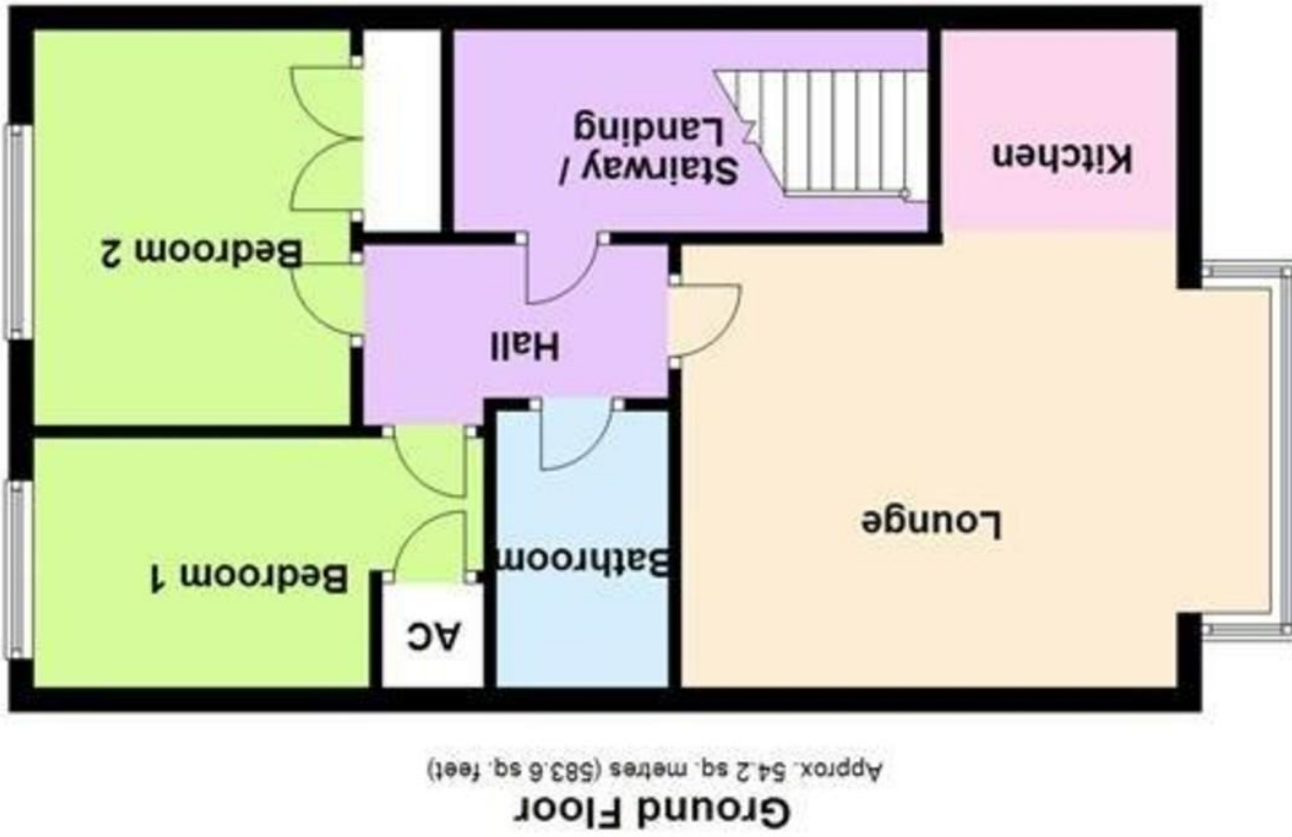
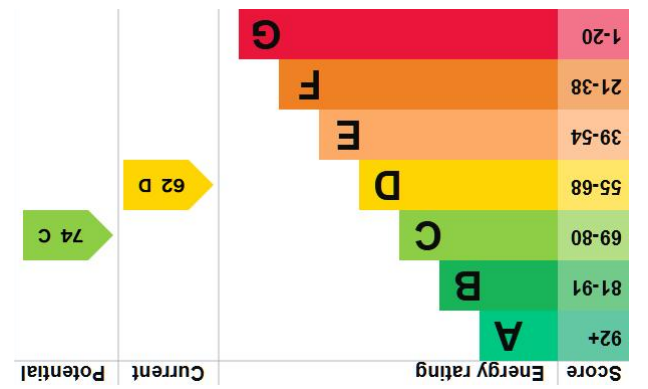


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 54.2 sq. metres (583.6 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- OVER 58 YEARS OLD RETIREMENT HOME
- TWO BEDROOMS
- PARKING
- INTERCOM SYSTEM
- FIRST FLOOR
- SOUGHT AFTER LOCATION

Flat Elmdon Court , Elmdon Road,  
 Marston Green, Birmingham, B37 7BD

£135,000





## Property Description

\*\*\* DRAFT DETAILS - A WAITING VENDOR APPROVAL \*\*\*

Ideal retirement apartment situated in the ever popular Marston Green area, if you are over 58 years old don't miss out on this wonderful two bedroom first floor apartment with private access from the front and benefiting parking, two bedrooms, bathroom and lounge with kitchen off. Ideally located for Marston Green train station and local amenities. Call Green and Company to arrange your viewing.

Entering through private front door on Elmdon Road with stairs to first floor with door into:-

**HALLWAY** Having doors to lounge, bathroom, two bedrooms, also benefiting loft access, electric heater, intercom system and alarm box.

**LOUNGE** 13' 8" x 12' 3" (4.17m x 3.73m) Benefitting box window to front of property with blinds, fire surround and hearth, electric heater, feature wall with opening to:-

**KITCHEN** 6' 6" x 5' 7" (1.98m x 1.7m) Comprising laminate flooring, wall and base units, integrated oven, hob, tiling under units, spotlight, plumbing for washing machine and space for under counter fridge.

**BEDROOM ONE** 12' 5" x 6' 11" (3.78m x 2.11m) Window to rear, airing cupboard and electric heater.

**BEDROOM TWO** 9' 4" x 8' 11" (2.84m x 2.72m) Window to rear, electric heater and fitted wardrobe.

**BATHROOM** With vinyl wood effect flooring, electric towel heater, electric shower, bath, w.c, sink, extractor.

Car parking is situated under the archway into communal parking.

Council Tax Band B - Solihull

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for Three and Vodafone, limited for EE and O2 and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.

Networks in your area - EE and Three

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 1082 years remaining. Service Charge is currently running at £780 per annum and is reviewed annually. The Ground Rent is currently running at £0. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**

**CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100**

