

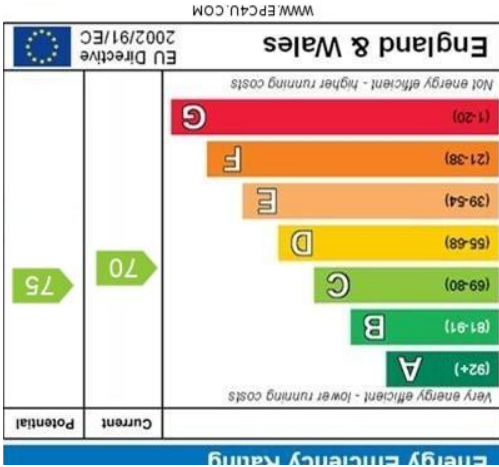
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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

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.



Four Oaks | 0121 323 3323



- A Luxury 2 Bedroom Ground Floor Apartment
- Beautifully Presented Throughout
- Refitted Kitchen & Bathroom
- Large Lounge Diner
- Highly Sought After Location



Sycamore Court , Bowlas Avenue, Four Oaks,  
Sutton Coldfield, B74 2TT

Asking Price Of £210,000





## Property Description

Occupying a highly sought after and convenient location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This beautifully presented ground floor apartment is a real gem and has been lovingly and expensively modernised by the current owner to offer luxurious and modern interiors and literally is move in ready. Entered via a secure intercom entry system leading in to well maintained communal areas, the apartment has a hallway with useful storage facilities, access to a large lounge diner with expensively refitted kitchen, two double bedrooms, luxury family bathroom and utility room.

Apartments of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the apartment comprises:

**HALLWAY** A beautiful entrance with Oak flooring, vintage radiator, useful storage/cloaks cupboards and doors to:

**UTILITY ROOM** 7' 2" x 5' 8" (2.18m x 1.73m) Having plumbing and space for white goods and providing additional storage.

**LOUNGE DINER** 12' 1" x 23' 5" (3.68m x 7.14m) A beautiful lounge and dining room, the lounge has a feature fireplace as the focal point, Oak flooring throughout three vintage style radiators and a pocket door leading in to the refitted kitchen.

**REFITTED KITCHEN** 10' 4" x 7' 10" (3.15m x 2.39m) Expensively refitted to include a contemporary range of matching high gloss wall and base mounted units with complementing work surfaces over, integrated double oven and gas hob with extractor fan over, integrated dish washer and fridge freezer, under cupboard lighting, sink and drainer unit and a window to the rear.

**BEDROOM ONE** 8' 3" x 12' 1" (2.51m x 3.68m) A large master bedroom with a full width of mirrored fronted wardrobes with shelving and hanging space and spot lights overhead, feature panelled wall, vintage style radiator and front facing window.

**BEDROOM TWO** 9' 11" x 9' 9" (3.02m x 2.97m) A further double bedroom with built in wardrobe vintage style radiator and front facing window.

**REFITTED BATHROOM** A luxury white suite with fully tiled walls, tiled flooring with underfloor heating, a bath with shower over and shower screen, wash hand basin with vanity storage beneath, integrated WC, heated towel rail and rear facing window.

Communal gardens to the rear and parking on a first come first served basis

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 12 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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 89 years remaining. An annual service charge including the buildings insurance is currently £1416 per annum, a Ground Rent of £10 per annum both reviewed annually.

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 323 3323