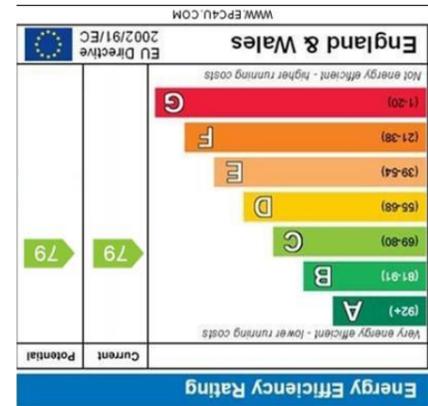


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- 2ND FLOOR APARTMENT
- MODERN THROUGHOUT
- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE
- INTEGRATED APPLIANCES
- BOTH DOUBLE BEDROOMS

Horseshoe Crescent,
Great Barr, Birmingham, B43 7BQ

£170,000



Property Description

A second floor two bedroom flat.

ENTRANCE HALL Double glazed window to the side, radiator, carpeted, doors off.

LOUNGE Double glazed window to front, two ceiling lights, Juliette doors to the front of the property, radiator, doors to cupboard, carpeted, opening to:-

KITCHEN Fitted kitchen with wall units and base units, double glazed window to the side of the property, stainless steel sink drainer, wooden surfaces, splash back tiled, electric oven, gas hob, electric oven point, stainless steel cooker hood and splashback, plumbing for integrated washing machine, built-in fridge/freezer, built-in dishwasher, central heating boiler.

BEDROOM ONE Having double glazed window and Juliette doors to front, radiator, carpeted, fitted wardrobes, ceiling lights.

EN SUITE Having shower cubicle, tiled, radiator, wash hand basin, w.c, tiled flooring, downlighting.

BEDROOM TWO Double glazed window to front, built-in wardrobes, radiator, ceiling lights, carpeted.

BATHROOM Double glazed window to side, bath with mixer taps, w.c, wash hand basin, extractor fan, part tiled, tiled flooring, down-lights.

There is one allocated parking.

Council Tax Band C - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

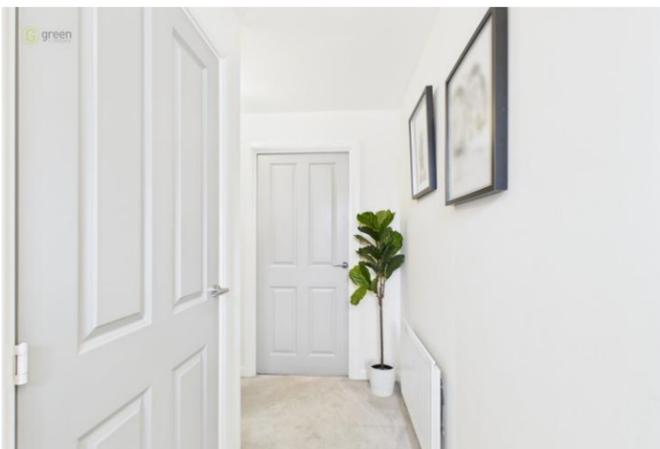
Broadband Type = Superfast Highest available download speed 47 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Hyperoptic, 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 xxxxx years remaining. Service Charge is currently running at xxxxx and is reviewed *****. The Ground Rent is currently running at xxxxx and is reviewed *****. 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.

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WANT TO SELL YOUR OWN PROPERTY?
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