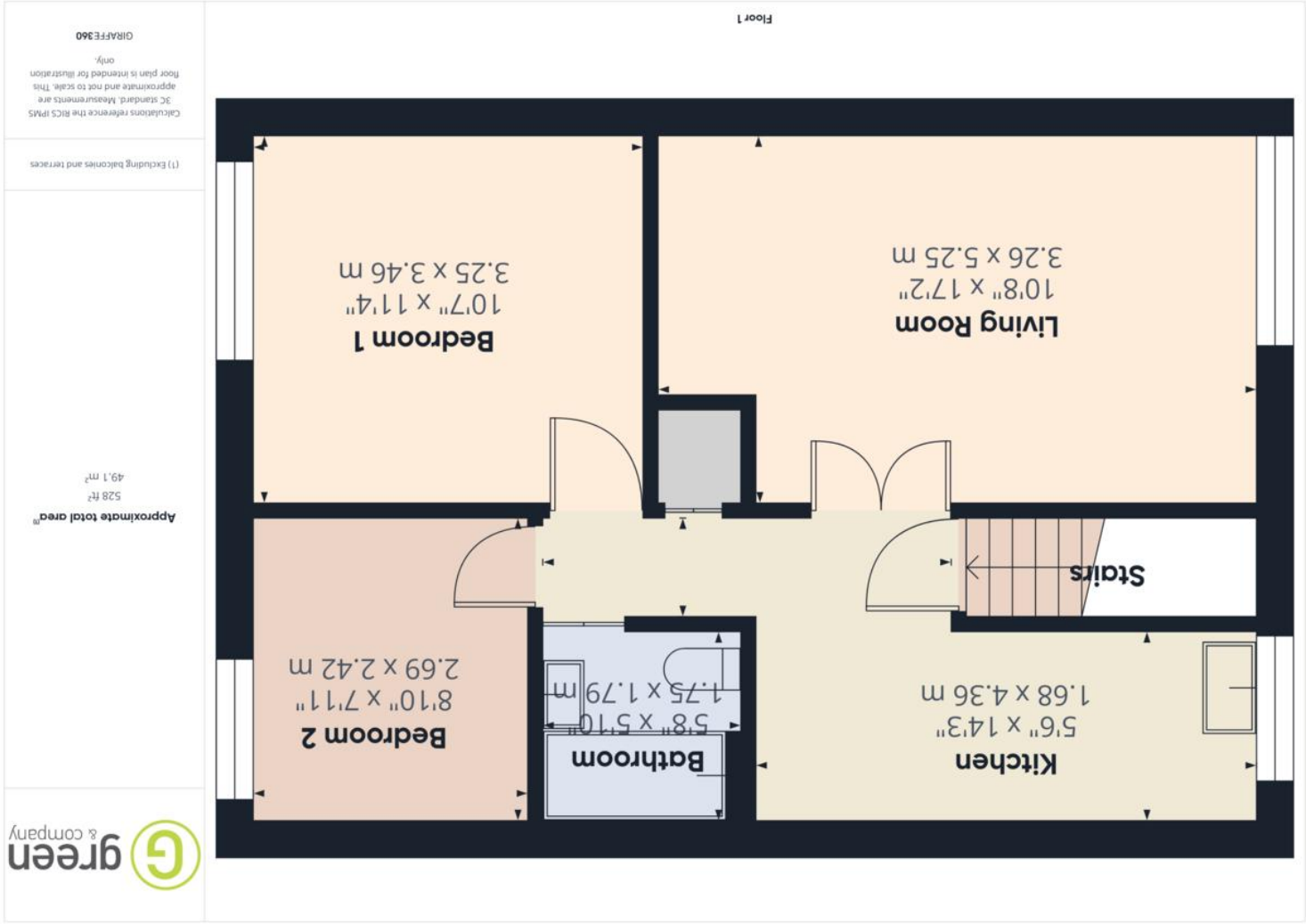
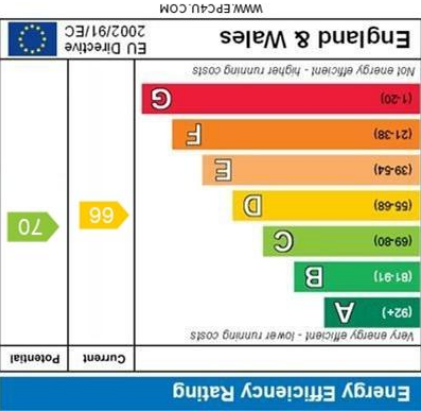


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- LARGE RECEPTION ROOM

Moorfield Drive, Sutton Coldfield, B73 5LQ

Offers Over £150,000





## Property Description

TO BE SOLD WITH NO ONWARD CHAIN

We are delighted to present this charming maisonette, currently listed for sale. The property is neutrally decorated, offering a blank canvas for the new homeowners to make it their own. With two bedrooms and one bathroom, this home perfectly meets the needs of couples or anyone looking to downsize. The flat comprises of a single, comfortable reception room, creating an ideal space for relaxation or entertainment. One of the highlights of this home is its location. Nestled in a quiet neighbourhood, the property offers an excellent balance of tranquillity and convenience. Prospective homeowners will appreciate the easy access to public transport links, ensuring hassle-free commutes. Local amenities are just a stone's throw away, providing everything you need right at your doorstep. Plus, families will benefit from the proximity to nearby schools, making morning school runs a breeze.

This property is an excellent investment for couples seeking a tranquil yet convenient lifestyle. Its neutral decoration allows new owners to personalise it to their taste, while the strategic location provides easy access to all necessary amenities. Interested parties are encouraged to arrange a viewing at the earliest opportunity. This property is a fantastic find that is not to be missed.

**KITCHEN** 5' 6" x 14' 3" (1.68m x 4.34m) Having a range of wall and base units, double glazed window to front, ceiling light and power points.

**LIVING ROOM** 10' 8" x 17' 2" (3.25m x 5.23m) Having double glazed window to front, ceiling lights and power points.

**BEDROOM ONE** 10' 7" x 11' 4" (3.23m x 3.45m) Carpeted and having double glazed window to rear, ceiling light and power points.

**BEDROOM TWO** 8' 10" x 7' 11" (2.69m x 2.41m) Carpeted and having double glazed window to rear, ceiling light and power points.

**BATHROOM** 5' 8" x 5' 10" (1.73m x 1.78m) Having bath with over head shower, low level wc, heated towel rail, wash basin and ceiling light.

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 9 Mbps. Highest available upload speed 0.9 Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Openreach, Virgin Media

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 131 years remaining. Service Charge is currently running at nil and is reviewed annually. The Ground Rent is currently running at nil and is 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 321 3991