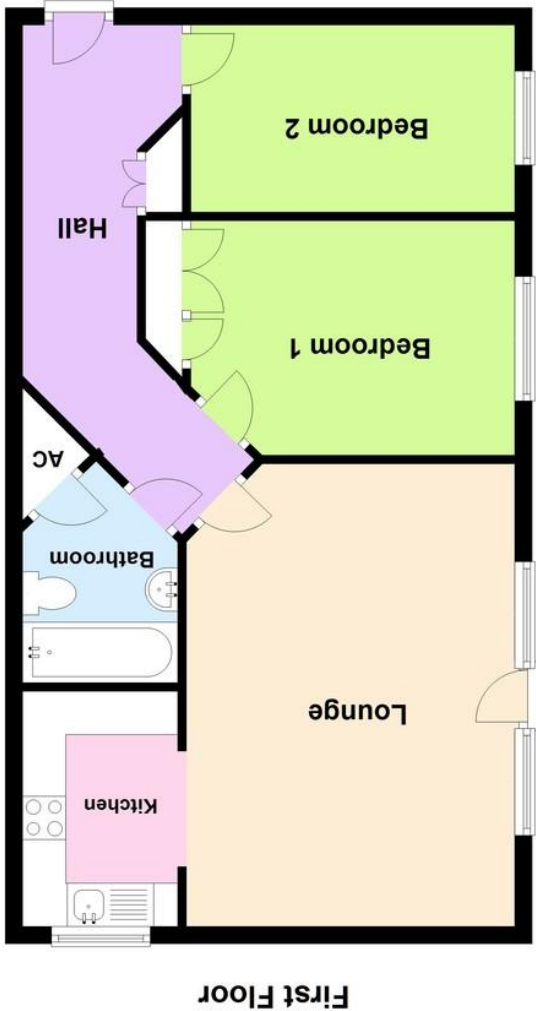


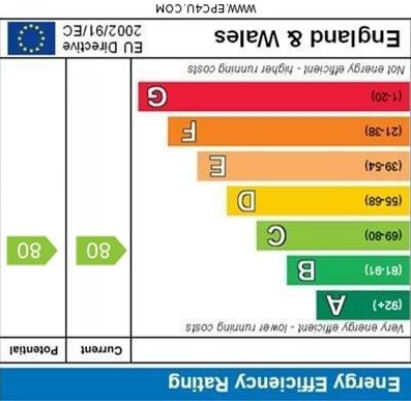
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



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- A SUPER FIRST FLOOR APARTMENT
- SECURE GATED DEVELOPMENT
- NO UPWARDS CHAIN
- LIFT ACCESS
- LOUNGE WITH SMALL BALCONY

Caversham Place, Sutton Coldfield, B73 6HY

£190,000



Property Description

Green and Company are delighted to offer to the market this superb 2 bedroom first floor apartment situated within a highly sought after gated community in the centre of Sutton Coldfield. 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 Sutton Coldfield Town Centre all of which are on the doorstep. Having a secure intercom entry system the development is entered via well maintained communal areas with lift access to all floors, internally there is a large hallway with excellent storage facilities, a lovely lounge diner with a balcony and leading to a fitted kitchen, 2 bedrooms and a family bathroom.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

ENTRANCE HALL Carpeted, ceiling spotlights, power points, electric heater and storage cupboard and intercom system.

LOUNGE 18' 2" x 12' 6" (5.54m x 3.81m) Carpeted, two ceiling lights, power points, two electric storage heaters, double glazed door leading to small balcony, BT connection point and aerial socket.

KITCHEN 8' 11" x 5' 11" (2.72m x 1.8m) Tiled flooring, ceiling spotlights, range of wall and base units, tiled splash backs, power points, built-in oven, hob and extractor fan, stainless steel sink and drainer, built-in washing machine, built-in fridge/freezer, built-in dishwasher and double glazed window.

BEDROOM ONE 11' 6" x 9' 10" (3.51m x 3m) Carpeted, ceiling light, power points, electric heater, double glazed window, built-in wardrobes, phone and aerial socket.

BEDROOM TWO 11' 6" x 7' 6" (3.51m x 2.29m) Carpeted, ceiling light, power points, electric heater and double glazed window.

BATHROOM 8' 7" x 6' (2.62m x 1.83m) Laminate flooring, ceiling spotlights, electric towel radiator, low level wc, bath with overhead shower, hand wash basin, airing cupboard, part tiled walls, extractor fan, shaving socket point.

OUTSIDE A gated development with allocated parking.

Council Tax Band D - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is leasehold with approximately (to be confirmed) years remaining. Service Charge is currently running at £1,593 every 6 months and is reviewed (to be confirmed). The Ground Rent is currently running at £32.50 every 6 months and is reviewed (to be confirmed). 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991