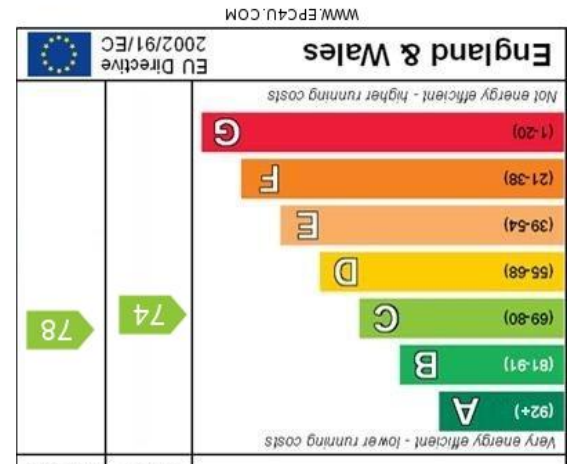


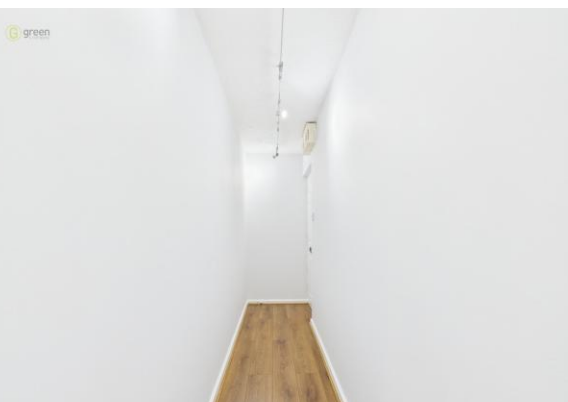
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



Walmley | 0121 313 1991



- FIRST 2 YEARS SERVICE CHARGE, £3000 REBATE UPON COMPLETION
- A SUPERBLY REFURBISHED TWO BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM*MODERN RE-FITTED KITCHEN
- TWO GOOD SIZED BEDROOMS
- REAPPOINTED BATHROOM
- ALLOCATED PARKING

1 Rectory Park Court, Rectory Road, Sutton Coldfield, B75 7SB

£160,000



Property Description

FIRST 2 YEARS SERVICE CHARGE, £3000 REBATE UPON COMPLETION**CONVENIENT RESIDENTIAL LOCATION** - A recently refurbished two bedroom ground floor apartment, occupying this highly sought after complex and conveniently situated for amenities, including local schools and shops, with transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises communal entrance hallway, reception hallway, spacious living room, modern re-fitted kitchen, two good sized bedrooms, refitted bathroom. Outside the property is set in well kept communal grounds and there is a residents car park at the rear. Early viewing of this property is recommended. No upward chain. **EXTENDED LEASE**

COMMUNAL HALLWAY Approached by a security entrance system.

ENTRANCE HALL Approached via an entrance door with wall mounted electric storage heater, laminate flooring, useful built in cloak storage cupboard, security entrance telephone and doors off to all rooms.

LIVING ROOM Having double glazed sliding patio door opening onto Juliette balcony, leading out to communal garden, wall mounted electric storage heater and door through to kitchen.

KITCHEN Being recently reappointed with a high gloss range of wall and base units with worktop surfaces over, incorporating inset sink unit with side drainer and mixer tap, with complementary brick effect tiled splash back surrounds, fitted halogen hob with extractor hood over, built in electric cooker beneath, space for fridge, space and plumbing washing machine, tiled floor, wall mounted electric and double glazed window to front.

BEDROOM ONE Having built in double wardrobe with shelving and hanging rail, wall mounted electric heater and double glazed windows to side and rear elevation.

BEDROOM TWO Having double glazed window to rear, half wood panelling to walls, wall mounted electric panel heater.

BATHROOM Being reappointed with a white suite with a panelled bath with mixer tap with shower over, fitted shower screen, pedestal wash hand basin, low flush WC, full complementary tiling to walls, extractor, wall mounted electric heater and opaque double glazed window to side elevation.

OUTSIDE The property is set within in well kept communal grounds with lawned communal gardens and one allocated parking bay.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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:- 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 177 years remaining. Service Charge is currently running at £1500.00 and is reviewed annually the Ground Rent is currently running at N/A and is reviewed N/A. 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

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