



- £140,000





## Property Description

Green and Company are delighted to offer to the market this superb 1 bedroom second floor apartment situated within a highly sought after development 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. Having a secure intercom entry system the apartment is entered via a hallway with access to a large lounge and dining area, a double bedroom, kitchen and bathroom. Being sold with the advantage of having an extended lease, early inspection is strongly advised to avoid any disappointment.

**ENTRANCE HALL** Providing access to living areas.

**LIVING ROOM/DINING ROOM** 17' 11" x 15' 8" (5.46m x 4.78m) Carpeted and having double glazed window to front, double glazed French door to balcony, ceiling light and power points.

**KITCHEN** 7' 7" x 10' 3" (2.31m x 3.12m) Having a range of wall and base units, cooker, double glazed window to front, ceiling light and power points.

**BEDROOM** 9' 0" x 13' 11" (2.74m x 4.24m) Carpeted and having double glazed window to rear, fitted wardrobes, ceiling light and power points.

**BATHROOM** 5' 2" x 10' 0" (1.57m x 3.05m) Having double glazed window to rear, bath with over head shower, low level wc, wash basin and ceiling light.

**GARAGE** Unmeasured  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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 17 Mbps.  
Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps.  
Highest available upload speed 220 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 127 years remaining. Service Charge is currently running at £3400 per annum 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

\*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.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991