

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

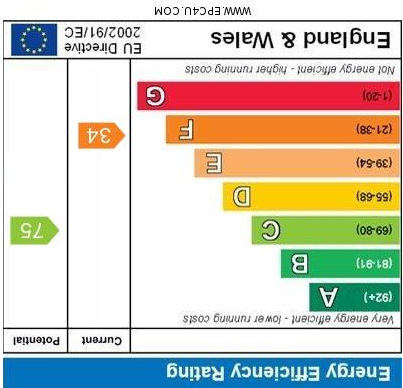


Ground Floor

LEGAL READY

"How does this help me?"
The motivated vendor of this property has
provided their solicitor with all the paperwork
required to enable a contract to be sent to the
buyer's solicitor upon an offer being agreed.
In doing so it should help with a quicker move and
avoid unnecessary delays and costs from the outset.

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



- IMMACULATELY PRESENTED SECOND FLOOR FLAT – EXTENDED LEASE ON COMPLETION
- POPULAR RESIDENTIAL LOCATION
- COMMUNAL ENTRANCE HALLWAY
- SECURITY ENTRY SYSTEM
- WELCOMING RECEPTION HALLWAY
- SPACIOUS LOUNGE



Flat Habitat Court, 868 Chester Road,
Erdington, Birmingham, B24 0EL

Offers over £130,000



Property Description

DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR

Sought after residential location, this immaculately presented second floor flat occupies this popular residential location, close to amenities including local schools and shops, with public transport on hand and transport giving easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation, which has undergone many cosmetic improvements throughout, briefly comprises communal entrance hallway, with security entrance system, reception hallway, spacious lounge, comprehensively fitted kitchen, two double bedrooms, reappointed bathroom. Outside the property is set in well kept communal grounds with residents parking and a garage in a separate block. EARLY INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

OUTSIDE TO THE FRONT The property is set in well kept communal grounds with resident parking bays and this property has the added benefit of having a garage in a separate block. To the rear there are pleasant well kept gardens.

COMMUNAL HALLWAY Approached via a communal hallway with a security entrance system. The apartment is set on the second floor.

ENTRANCE HALLWAY Being approached by a hard wood entrance door with wall mounted security entrance system telephone, radiator, two useful built in storage cupboards and doors off to all rooms.

LOUNGE 18' 03" x 10' 05" (5.56m x 3.18m) Focal point to room is a feature fireplace with surround and hearth, laminate flooring, radiator, coving to ceiling, double glazed overlooking rear.

KITCHEN 11' 08" x 5' 09" (3.56m x 1.75m) Being comprehensively refitted with a modern range of wall and base units with work top surfaces over, incorporating an inset stainless steel sink unit, chrome mixer tap and complimentary brick effect tiled splash back surrounds, fitted halogen hob with extractor set in canopy above, built in double oven beneath, integrated fridge/freezer, integral washing machine, fitted breakfast bar, tiled floor and double glazed window to rear.

BEDROOM ONE 13' 01" x 10' 00" (3.99m x 3.05m) Having double glazed window to rear, coving to ceiling, built in wardrobe and wall mounted radiator.

BEDROOM TWO 9' 08" x 6' 09" (2.95m x 2.06m) Having wall mounted radiator, built in double wardrobe and double glazed window to rear.

BATHROOM Being reappointed with a white suite comprising "P" shaped bath with electric shower over, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, full complimentary ceiling to walls, fitted extractor fan and opaque double glazed window to side elevation.

GARAGE (Not measured)
In separate block. (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

FIXTURES AND FITTINGS as per sales particulars.

TENURE The Agent understands that the property is leasehold with approximately 59 years remaining – the vendor informs us that the Lease will be extended on completion. Service Charge is currently running at £1844.00 per annum and is reviewed annually. The Ground Rent is included in the service charge. 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.