

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 Conveyancer.



Castle Bromwich | 0121 241 1100



- TWO BEDROOM GROUND FLOOR FLAT
- MODERN AND WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING AND GARAGE IN SEPERATE BLOCK
- 0.2 MILES FROM WYLDE GREEN TRAIN STATION



Osborn Court, Station Road,
Sutton Coldfield, B73 5JZ

£220,000



Property Description

This WELL-PRESENTED GROUND FLOOR FLAT is a perfect first-time buy, ideal for those wanting to downsize or those seeking a good investment opportunity. Benefitting from spacious living accommodation, allocated parking and a garage in separate block this property occupies a much sought-after location with good transport links to Birmingham City Centre. The property is leasehold, with approx. 139 years remaining. Call Green & Company to arrange your viewing.

ENTRANCE HALL Having solid oak wooden flooring, ceiling light, central heating radiator, storage cupboard and power points.

LOUNGE 17' x 10' 10" (5.18m x 3.3m) Having Karndean wood effect flooring, ceiling light, central heating radiator, double glazed window to front, electric fire and surround, power points and entrance to kitchen.

KITCHEN 10' 10" x 8' 2" (3.3m x 2.49m) Having tiled flooring, ceiling light, range of wall and base units, double glazed window to rear with fitted blinds, built-in oven, hob and extractor fan, built-in fridge/freezer, space for washing machine, power points, part tiled walls, central heating radiator and Belfast sink.

BEDROOM ONE 12' x 11' 11" (3.66m x 3.63m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to front with fitted blinds and built-in wardrobes.

BEDROOM TWO 8' 10" x 8' 1" (2.69m x 2.46m) Having wood effect laminate flooring, ceiling light, double glazed window to rear with fitted blinds, central heating radiator and power points.

SHOWER ROOM 5' 9" x 8' 5" (1.75m x 2.57m) Having tiled flooring, tiled walls, double shower cubicle, low level wc, hand wash basin, central heating towel radiator, double glazed window to rear with fitted blinds and ceiling light.

OUTSIDE To the front of the property is an allocated parking space and to the rear is well kept communal gardens and a garage in separate block and further parking.

GARAGE 15' 10" x 7' 09" (4.83m x 2.36m) (Please ensure that

prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The property has a water meter.

Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 139 years remaining. Service Charge is currently running at approximately £2,000 per annum due to roof being replaced this has increased and has previously been around £1,500 per annum and is reviewed (to be confirmed). The vendor has confirmed the windows in the communal hall and driveway are also due to be updated. 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.

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