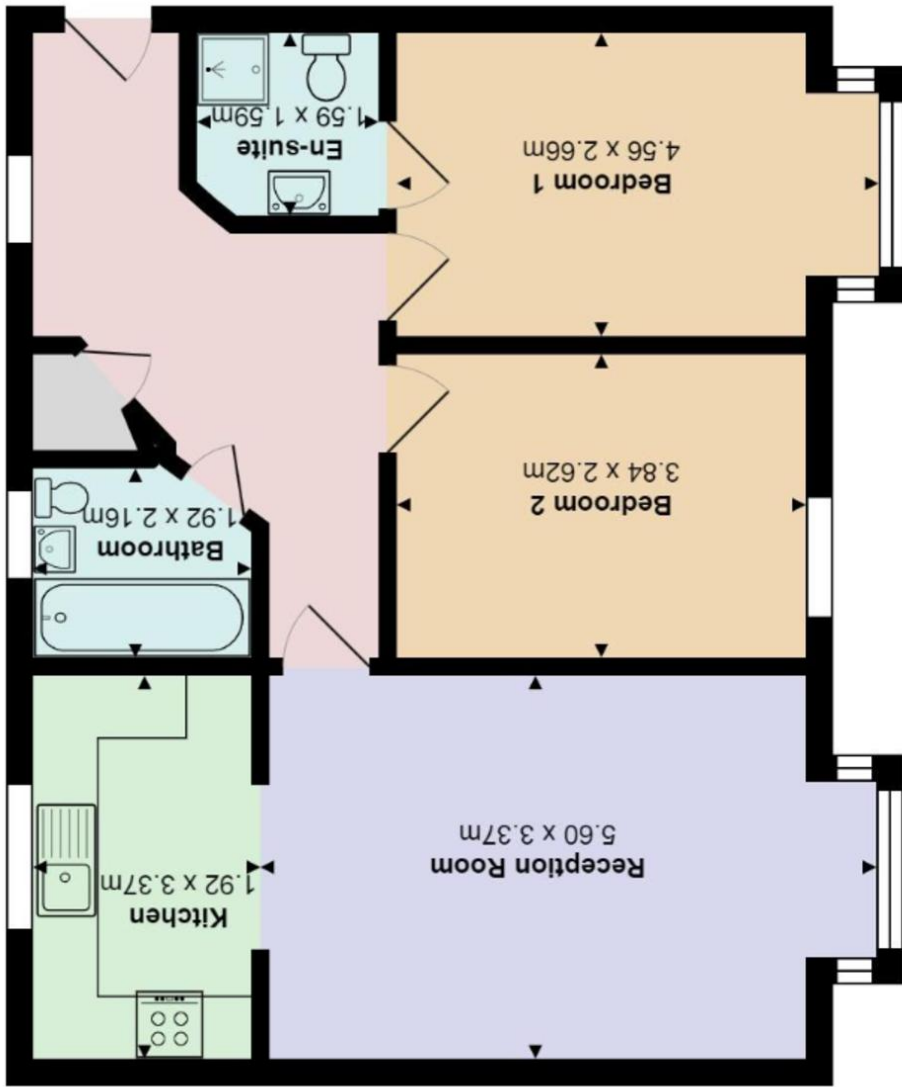


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Boldmere | 0121 321 3991



- TWO BEDROOM FIRST FLOOR APARTMENT
- CONVENIENT LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- TWO SPACIOUS BEDROOMS
- SINGLE ALLOCATED PARKING SPACE

Northcroft Way, Erdington, Birmingham, B23 6GE

£135,000





## Property Description

Introducing a remarkable opportunity for couples looking to secure a property that optimally combines location, comfort, and practicality. We are proud to present this neutrally decorated flat for sale. The property boasts a selection of well-appointed rooms, including two bedrooms, one bathroom, a kitchen, and a single reception room. The master bedroom, a tranquil haven, comes with its own en-suite for added privacy and convenience. The kitchen showcases a perfect blend of functionality and style, ready to cater to all your culinary needs. One of the unique features of this property is the inclusion of a parking space, a rare find that adds significant convenience for vehicle owners. The property is excellently located with easy access to public transport links and local amenities, ensuring all your essential needs are within reach. This property is ideal for couples looking for a pleasing balance of comfort, convenience, and style.

This flat, with its neutral décor and thoughtfully laid out rooms, presents a truly unique opportunity to own a home that ticks all the right boxes. Don't miss this chance to secure a property that promises not just a house, but a home.

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

**RECEPTION ROOM** 11' 0" x 18' 4" (3.37m x 5.6m) Carpeted and having double glazed bay window, storage heater, ceiling light and power points.

**KITCHEN** 11' 0" x 6' 3" (3.37m x 1.92m) Having a range of wall and base units, cooker, double glazed window, ceiling light and power points.

**BEDROOM ONE** 8' 8" x 14' 11" (2.66m x 4.56m) Carpeted and having double glazed bay window, storage heater, ceiling light and power points with door to en suite.

**EN SUITE** 5' 2" x 5' 2" (1.59m x 1.59m) Having walk in shower, low level wc, wash basin and ceiling light.

**BEDROOM TWO** 8' 7" x 12' 7" (2.62m x 3.84m) Carpeted and having double glazed window, storage heater, ceiling light and power points.

**BATHROOM** 7' 1" x 6' 3" (2.16m x 1.92m) Having bath, low level wc, wash basin, double glazed window and ceiling light.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

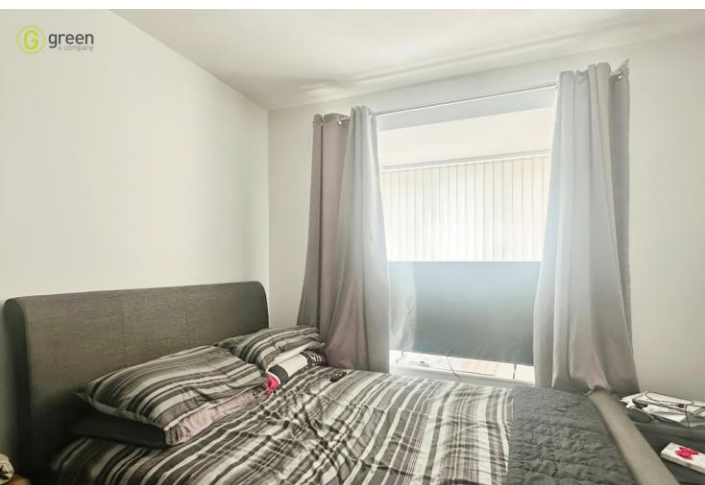
Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 900 Mbps. Highest available upload speed 900Mbps.

Networks in your area - 4th Utility, 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 138 years remaining. Service Charge is currently running at £1692 per annum and is reviewed TBC. The Ground Rent is currently running at £145 per annum and is reviewed TBC. 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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