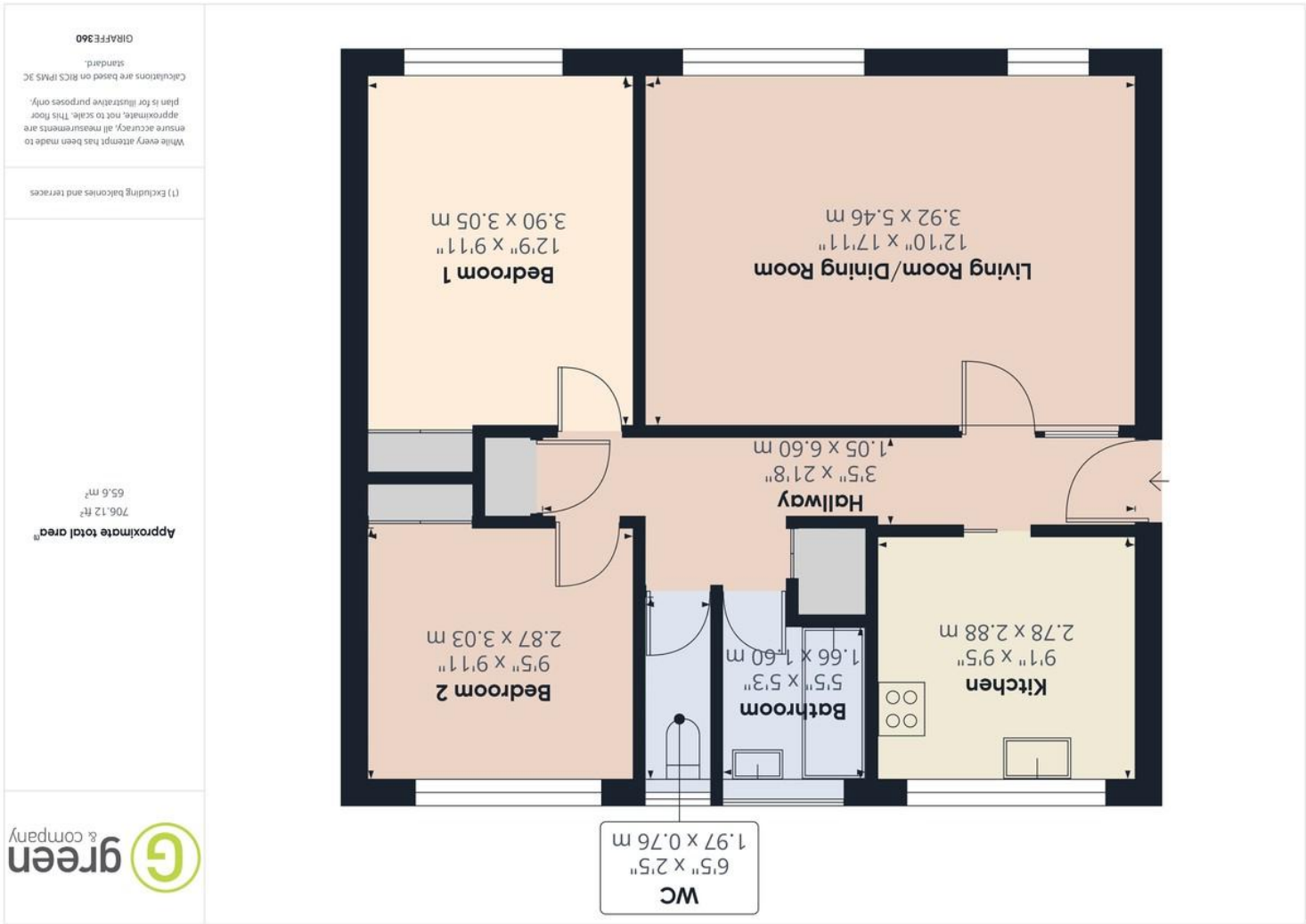


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

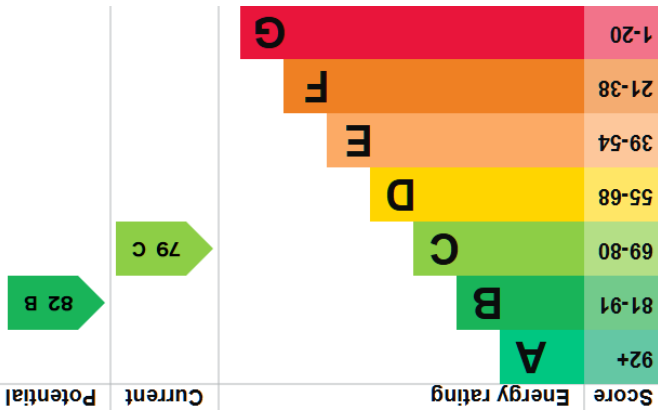


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Four Oaks | 0121 323 3323



- Prestigious Location Next To Four Oaks Estate
- NO UPWARD CHAIN
- Secure Intercom Entry
- Spacious Lounge Diner
- Fitted Kitchen
- 2 Great Sized Bedrooms



Cedarwood, 1 Four Oaks Road, Four Oaks, Sutton Coldfield, B74 2SH

Offers In Region Of
£230,000



Property Description

Occupying a most prestigious location off Four Oaks Road and 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 Mere Green and Sutton Coldfield town centres and Sutton Park all of which are on the doorstep. This superb first floor apartment is entered via a secure intercom entry system and gives access to well maintained communal area a staircase rising to all floors. Internally there is a large hallway with access to a spacious lounge diner, a fitted kitchen, two great sized bedrooms and a family bathroom with separate WC, to complete the apartment there is a garage, well maintained communal grounds and is also being sold with the added benefit of having no upward chain.

Apartments of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation:

HALLWAY A large hallway with a telephone entry system, radiator, useful doaks and storage space and doors to:

LOUNGE DINER 12' 10" x 17' 11" (3.91m x 5.46m) A spacious lounge and dining area with two windows overlooking the well maintained communal gardens, coving, radiator and two ceiling roses.

FITTED KITCHEN 9' 1" x 9' 5" (2.77m x 2.87m) To include a matching range of wall and base mounted units with complementing work surfaces over tiled splash backs and under cupboard lighting, integrated oven and hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, central heating boiler and side facing window.

BEDROOM ONE 12' 9" x 9' 11" (3.89m x 3.02m) A large double bedroom with built in wardrobes, radiator and rear facing window.

BEDROOM TWO 9' 5" x 9' 11" (2.87m x 3.02m) Having built in wardrobes, radiator and side facing window.

FAMILY BATHROOM A matching white suite with a panelled bath with shower over and shower screen, wash hand basin, heated towel rail and a separate WC off the main landing.

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

Council Tax Band D - 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 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - 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 977 years remaining. Service Charge is currently running at £1350 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0 and is reviewed (to be confirmed). 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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