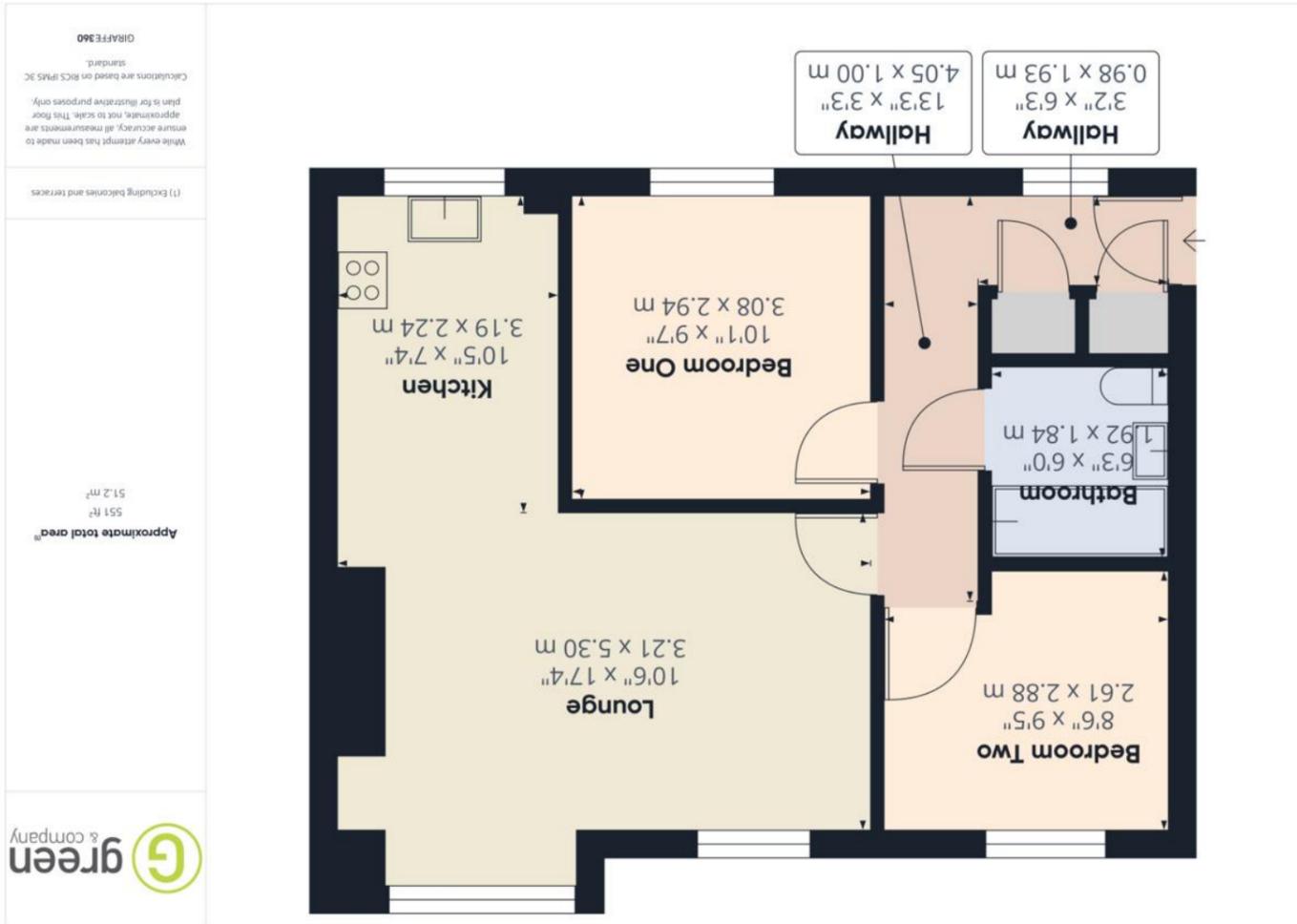


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

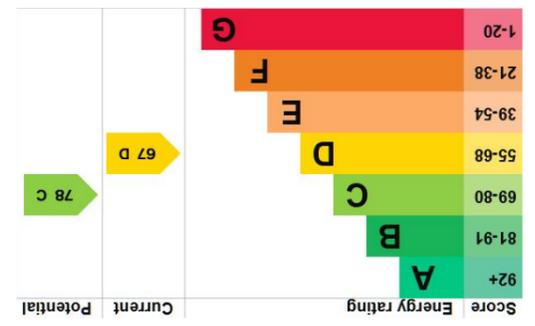
"How does this help me?"

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.



Castle Bromwich | 0121 241 1100



- TWO BEDROOM GROUND FLOOR APARTMENT
- GREAT VIEWS
- ALLOCATED PARKING
- MODERN STYLE APARTMENT
- MODERN REFITTED KITCHEN
- MEDIA WALL TO LOUNGE

York Crescent, Shard End , Birmingham, B34 7NS | Offers Over £130,000



## Property Description

Fabulous opportunity to purchase this wonderful ground floor two bedroom apartment set in this aesthetically pleasing apartment block overlooking open aspect greenery with children's park making this ideal for small families, alternatively this spacious home will be perfect for couples looking to get on the property ladder or investors looking to add to their portfolio. This is a modern property and benefits from two bedrooms, generous lounge, modern kitchen, media wall to lounge. The apartment also comes with dedicated parking space. Situated in a desirable location so please call Green and Company to arrange your viewing.

Approached on York Crescent with allocated parking in apartment carpark behind the building and views over the front.

HALL Is approached to ground floor through communal hallway and benefits from laminate flooring, two airing cupboards, electric heater, window to rear with blind.

LOUNGE 10' 6" x 17' 4" (3.2m x 5.28m) With laminate flooring, media wall with feature fire, two windows to front with blinds, opening to:-

KITCHEN 10' 5" x 7' 4" (3.18m x 2.24m) Which has been refitted with vinyl flooring, modern style wall and base units, marble effect worktop, integrated oven, induction hob, window to rear.

BEDROOM ONE 10' 1" x 9' 7" (3.07m x 2.92m) With window to rear, feature light.

BEDROOM TWO 8' 6" x 9' 5" (2.59m x 2.87m) With window to front, blinds, electric heater.

BATHROOM 6' 3" x 6' 0" (1.91m x 1.83m) Which has been refitted with marble effect polished flooring, laminated wall panels, shaped bath, mixer shower, shower screen, WC, vanity sink.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Virgin Media, 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 130 years remaining. Service Charge is currently running at £1716 per annum and is reviewed TBC. The Ground Rent is currently running at £120 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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