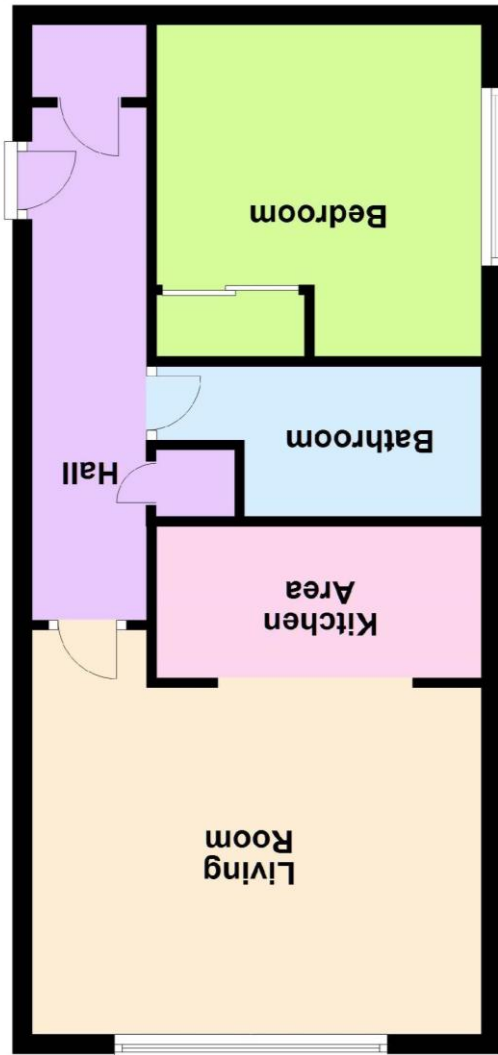


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor

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.

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- A WELL PRESENTED FIRST FLOOR APARTMENT
- CONVENIENT RESIDENTIAL LOCATION
- OPEN PLAN KICHEN/LIVING ROOM
- DOUBLE BEDROOM
- WELL APPOINTED BATHROOM

Hollyhurst Court, Birmingham Road,
 Wylde Green, Sutton Coldfield, B72 1DD

£180,000



Property Description

*****DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR*** MUST BE VIEWED!** This well presented, conveniently located, well proportioned, two double bedroom, first floor apartment offers an excellent opportunity for buyers, having the advantage of no onward chain and being recently constructed with a good length lease, the property occupies a popular, convenient, residential location, being well served by local amenities including the convenience of Wyld Green shopping centre with excellent public transport services both road and rail and easy access to the nearby areas of Boldmere and Sutton Coldfield. The property must be viewed in order to be fully appreciated and in more detail comprises:

OUTSIDE TO THE FRONT The property is set in well kept communal grounds with visitors and residents parking and to the rear the property there are well kept communal gardens with shrubs, trees and seating areas.

COMMUNAL ENTRANCE HALLWAY Approached via a security entrance system. Flat 11 is situated on the first floor.

RECEPTION HALLWAY Approached via an entrance door with useful built in storage cupboard. airing cupboard housing hot water cylinder and doors off to all rooms.

OPEN PLAN LIVING ROOM/KITCHEN

LIVING AREA 15' 02" x 13' 07" max 11' 08" min (4.62m x 4.14m) Having double glazed window to rear, two radiators and opening through to kitchen area.

KITCHEN AREA 11' 04" x 5' 01" (3.45m x 1.55m) Being comprehensively refitted with modern range of wall and base units, with work top surfaces over, incorporating one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted gas hob, extractor hood above, built in cooker beneath, integrated fridge/freezer, wall mounted gas central heating boiler.



DOUBLE BEDROOM 11' 02" x 11' 04" (3.4m x 3.45m) Having built in double wardrobe with mirrored sliding doors, radiator and double glazed window to side elevation.

BATHROOM Having a white suite comprising panelled bath with shower over, splash back surrounds, low flush WC, pedestal wash hand basin with chrome mixer tap, half wood panelling to walls, radiator.

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 106 years remaining. Service Charge is currently running at £1826 per annum which includes the maintenance of the communal area and the building insurance and is reviewed TBC. The Ground Rent is currently running at £150 per annum and is reviewed annually. 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. 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

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