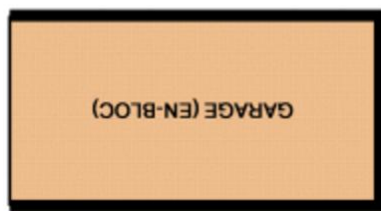


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

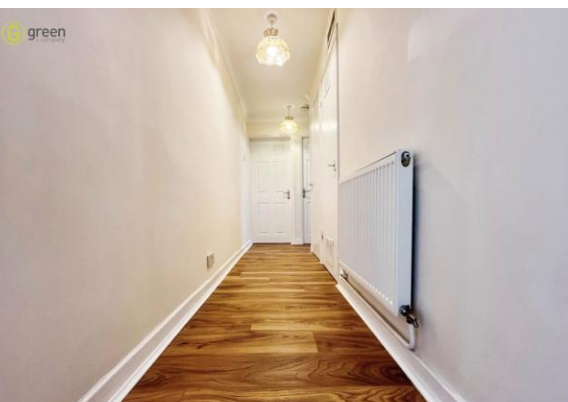
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrxio ©2016



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LEASEHOLD
- PARKING AREA
- GARAGE
- NO UPWARD CHAIN

Ambury Way, Great Barr, Birmingham, B43 5JH

£150,000



Property Description

This immaculate two-bedroom flat, located in a peaceful area, is now available for sale. Situated in a quiet neighbourhood with excellent public transport links, nearby parks, and local amenities, this property offers the perfect blend of convenience and tranquillity.

Upon entering, you are greeted by a hallway leading to a spacious reception room with large windows that flood the space with natural light, creating a bright and welcoming atmosphere. The newly refurbished kitchen boasts modern appliances, built-in pantries, and a fresh, contemporary design, making it the heart of the home.

Both bedrooms are generously sized doubles, ideal for couples looking for a comfortable living space. The newly refurbished bathroom adds a touch of luxury, providing a relaxing retreat after a long day.

Additional features of this ground floor flat include a garage, parking area, and new carpets throughout, adding to the appeal of this already desirable property. With a council tax band of B and an EPC rating of C, this home is not only beautiful but also energy efficient.

Don't miss this opportunity to own a modern and stylish flat with all the amenities you need for comfortable living.

COMMUNAL HALLWAY Having front door into flat.

HALLWAY Having laminate flooring, three ceiling light points and radiator.

KITCHEN 7' 8" x 7' 4" (2.34m x 2.24m) Having laminate flooring, ceiling light point, wall and base units, gas hob, electric oven, extractor fan, boiler, storage cupboard and radiator.

LIVING ROOM 17' 6" x 11' 2" (5.33m x 3.4m) With two radiators, window to side and ceiling light point.

BEDROOM ONE 14' 10" x 9' 4" (4.52m x 2.84m) Having ceiling light point, two windows to side, radiator, carpet and fitted blinds.

BEDROOM TWO 10' 11" x 9' 11" (3.33m x 3.02m) Having ceiling light point, radiator, window to side and fitted blinds.

BATHROOM 7' 10" x 5' 4" (2.39m x 1.63m) Having ceiling light point, radiator, tiled walls, sink, WC and shower cubicle with mains fed shower.

GARAGE 16' 0" x 7' 8" (4.88m x 2.34m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band B Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 128 years remaining. Service Charge is currently running at £1,500 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0. 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

