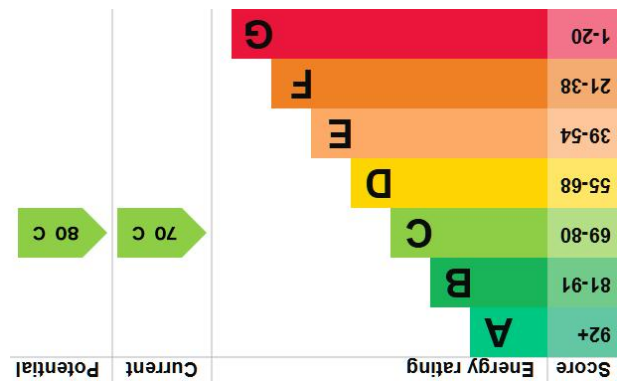


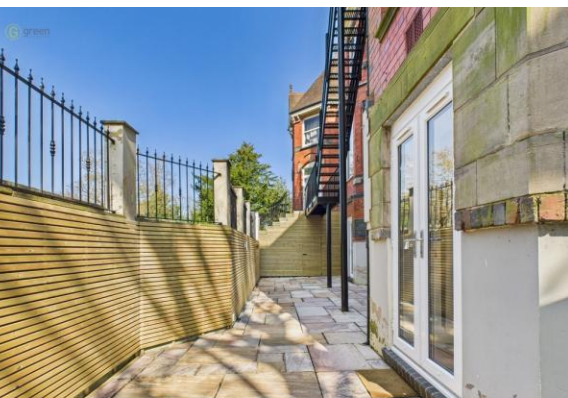
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Magnificent 3 Bedroom 3 Bathroom Luxury Apartment
- Large Private Garden
- Open Plan Kitchen/Dining/Family Room
- Two Luxury En Suites & Family Bathroom
- No Upward Chain

Oakhurst, 30 Anchorage Road, Sutton Coldfield, B74 2PL

Offers In Region Of £585,000



Property Description

A unique opportunity to acquire this highly impressive spacious superbly appointed apartment which has been individually created out of the basement rooms of this imposing traditional detached building that comprises a number of high calibre apartments. Internal viewing has to be undertaken to appreciate the size of the accommodation along with the fixtures and fitting that are enhanced by exposed brick work to the ceiling of the main reception hall, a beautiful open plan multifunctional lounge, dining room and expensively fitted kitchen, three double bedrooms two of which have luxury en suite shower rooms along with a luxury family bathroom, the lounge and two of the bedrooms have direct access to a large out door patio area ideal for entertaining.

Occupying a convenient location within reach of shopping facilities at Sutton Town Centre with public transport on hand including Sutton Coldfield train station. Access out to Birmingham City Centre and motorway connections.

Security intercom system which gives access to well maintained communal areas.

Being situated in the basement with a flight of stairs to the basement hallway with exposed brick work and panelling to walls. Panelled main front door leading through to:

ENTRANCE HALLWAY Having exposed arch brick work to the ceiling with back lighting, ceramic tiling to floor, security intercom system and phone, storage/boiler room and doors to:

OPEN PLAN LIVING/DINING/KITCHEN 26' x 15' (7.92m x 4.57m) A beautiful and multifunctional open plan kitchen living and dining area, the lounge area has three sets of patio doors leading out to the large rear terrace, spotlights, full height radiators, a circular dining area to the side with three port hole windows and flowing in to the expensively fitted kitchen which includes a stylish and comprehensive range of matching wall and base mounted units with granite work surfaces over, integrated oven, microwave oven and coffee machine, integrated hob with extractor fan over, integrated wine cooler, space for an American style fridge freezer, large central island including breakfast bar, spot lights over head and ceramic tiled flooring.

From the hallway there is access to:

BEDROOM ONE 13' 7" x 13' 10" (4.14m x 4.22m) Entered via an exposed brick archway with steps down in to the bedroom with two frosted windows to the rear, spot lights, and a door to the en suite shower room

EN SUITE SHOWER ROOM To include a fully tiled shower cubicle, wash hand basin with vanity storage beneath, heated towel rail, fully tiled walls and flooring.

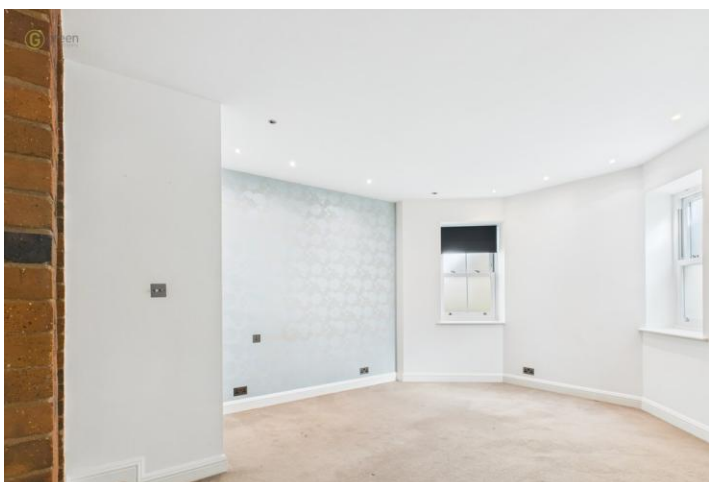
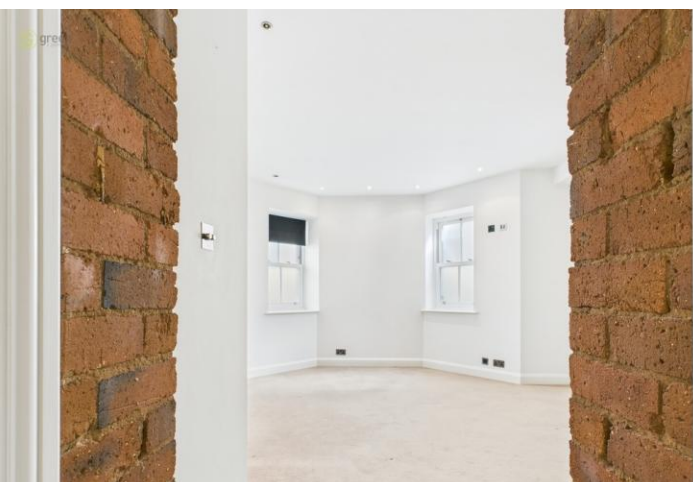
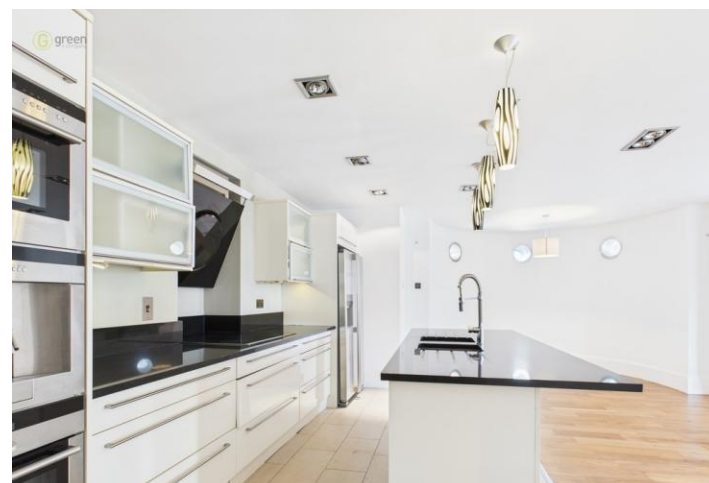
BEDROOM TWO 13' x 11' 2" (3.96m x 3.4m) A double bedroom with patio doors providing access to the large private terrace, spot lights and a door to the en suite shower room.

EN SUITE SHOWER ROOM A further luxury en suite with a walk in rain shower, exposed brick feature wall with suspended wash hand basin, low level WC, display shelves and spot lights.

BEDROOM THREE 9' 8" x 11' 10" (2.95m x 3.61m) Patio doors to the rear terrace and spot lights.

LUXURY FAMILY BATHROOM To include a matching suite with an oversized bath and separate walk in shower cubicle, integrated vanity storage with low level WC and wash hand basin, display/towel recess, fully tiled walls and flooring and heated towel rail.

OUTSIDE Particular note should be given to the superb outside space which runs the full width of the apartment with contemporary fencing with down lighting, a private staircase to the side of the development with further access to communal gardens.



The apartment comes with two parking spaces.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. 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 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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 900 years remaining. Service Charge is currently running at £300 per month and is reviewed TBC which is payable to BCJ Estates. The Ground Rent is currently running including with service charge 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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