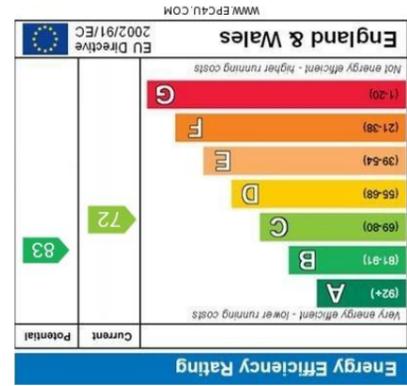


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED
- COMMUNAL ENTRANCE HALLWAY WITH SECURITY ENTRY SYSTEM
- TWO DOUBLE BEDROOMS
- AMPLE FACILITIES

The Spires, Church Road, Boldmere, Sutton Coldfield, B73 5RZ

£180,000



## Property Description

**INTRODUCTION** Set in the popular over 60's retirement development situated on Church Road in Boldmere and being conveniently located within walking distance of the shops, bars and restaurants in Boldmere with public transport on hand including both Wyde Green and Chester Road railway station a short distance away.

The accommodation benefits from: Communal entrance hallway with security entry system, reception hallway, spacious lounge/dining room, modern fitted kitchen, two double bedrooms, shower room and ample storage. The facilities on site include communal lounge, and guest suite. **EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED.**

**COMMUNAL ENTRANCE HALLWAY** Approached via security entry system with stairs and lift off to first and second floors.

**HALLWAY** A welcoming reception hallway benefiting from storage cupboard housing boiler, storage cupboard with space for an automatic washing machine, further storage cupboard and doors off to the following accommodation:

**SHOWER ROOM** Having complimentary tiling to walls and chrome effect heated towel rail. The shower room has been thoughtfully fitted to comprise a low flush wc unit, wall mounted hand wash basin with storage below, and shower cubicle with shower over.

**BEDROOM ONE** 15' 9" x 9' 3" (4.8m x 2.82m) Having double glazed window to rear elevation, wall mounted electric heater and fitted mirrored wardrobes

**BEDROOM TWO** 15' 9" x 9' 9" (4.8m x 2.97m) Having double glazed window to rear elevation and wall mounted electric heater

**LOUNGE/DINER** 15' 11" x 14' 5" (4.85m x 4.39m) A superb and generous lounge/diner featuring windows to rear and side elevation, door giving access to the kitchen and the main focal point being a feature fire place with matching hearth and surround with fitted fire

**FITTED KITCHEN** 10' 2" x 7' 9" (3.1m x 2.36m) Having double glazed window and complimentary tiling to all splash prone areas. The kitchen is fitted to comprise a range of wall and base level units with work surface over, incorporating a stainless steel sink unit with drainer and taps over, integrated oven, hob and extractor fan and integrated fridge and freezer.

**COMMUNAL FACILITIES** Residents have the use of communal lounge and guest accommodation.

**OUTSIDE** The property sits in well kept communal grounds and offers off road parking for residents (not allocated).

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE and O2, limited for Three and Vodafone and data likely available for EE, limited for Three, O2 and Vodafone.



**Broadband coverage:-**

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openread

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.

**TENURE**

The Agent understands that the property is leasehold with approximately 100 years remaining. Service Charge is currently running at £2,418 every six months and is reviewed (to be confirmed). The Ground Rent is currently running at £667 per annum 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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