

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



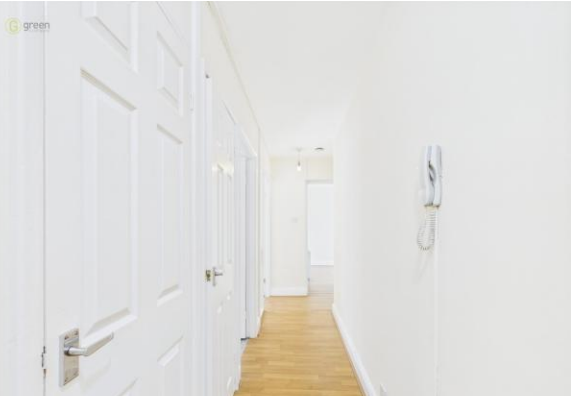
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyor.

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

Four Oaks | 0121 323 3323

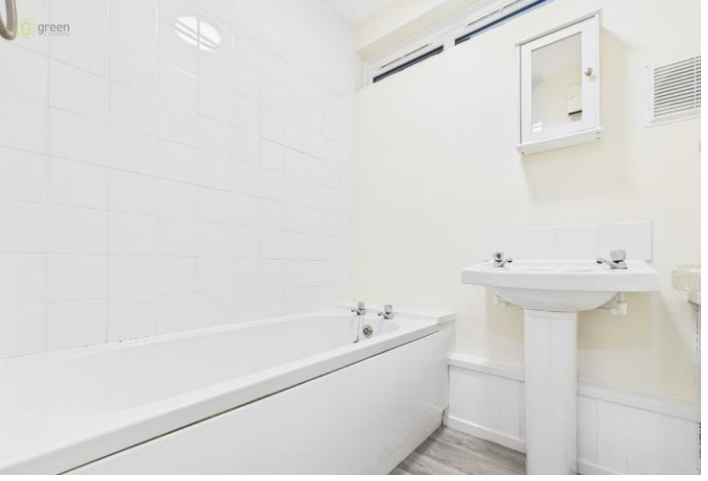


- Highly Sought After Location
- Long Lease & Garage
- No Upward Chain
- Spacious Lounge Diner
- 2 Good Sized Bedrooms
- Fitted Kitchen & Utility Area
- Ground Floor



Kingston Court, Lichfield Road,
Four Oaks, Sutton Coldfield, B74 2RT

£187,500



Property Description

Occupying highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres, not to mention Sutton Park all of which are on the doorstep. Nestled away in a corner of the development the apartment has communal parking for visitors and surrounded by well maintained communal gardens, a security entrance leads you in to the communal entrance with access to the ground floor apartment. Internally there is a hallway with a security intercom system, a spacious lounge diner with a door to the rear communal garden, a fitted kitchen with useful utility area off, two great sized bedrooms, a family bathroom and separate WC, there is a garage to the rear (number 22) the apartment is also being sold with the benefit of having no upward chain.

Apartments of this size and standard within this sought after location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a security intercom system, two useful storage cupboards, wood effect flooring and doors to:

LOUNGE DINER 10' 11" x 16' 1" (3.33m x 4.9m) A spacious lounge and dining area with a window and door to the rear providing views and access to the communal grounds, storage heater and wood effect flooring.

FITTED KITCHEN 8' 11" x 6' 9" (2.72m x 2.06m) To include a matching range of high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, space and plumbing for white goods, a window to the rear and a door to the utility area.

UTILITY AREA 5' 10" x 3' 10" (1.78m x 1.17m)

BEDROOM ONE 13' x 10' 10" (3.96m x 3.3m) A spacious bedroom with fitted wardrobe, wood effect flooring, front facing window and storage heater.

BEDROOM TWO 9' 7" x 12' (2.92m x 3.66m) A further great sized bedroom with a window to the front, fitted wardrobe, wood effect flooring and storage heater.

FAMILY BATHROOM Includes a white suite with a panelled bath with shower over, wash hand basin and a separate WC off the hallway.

GARAGE – 22 Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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 140years remaining. Service Charge is currently running at £1700 per annum including ground rent and is reviewed annually. The Ground Rent is currently running at included in service charge 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.

AGENTS NOTE The management company is Vizor's and Kingston Court (Four Oaks) Limited, there is a sinking fund in place. The service charge includes external maintenance and communal areas and the buildings insurance is also included.

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