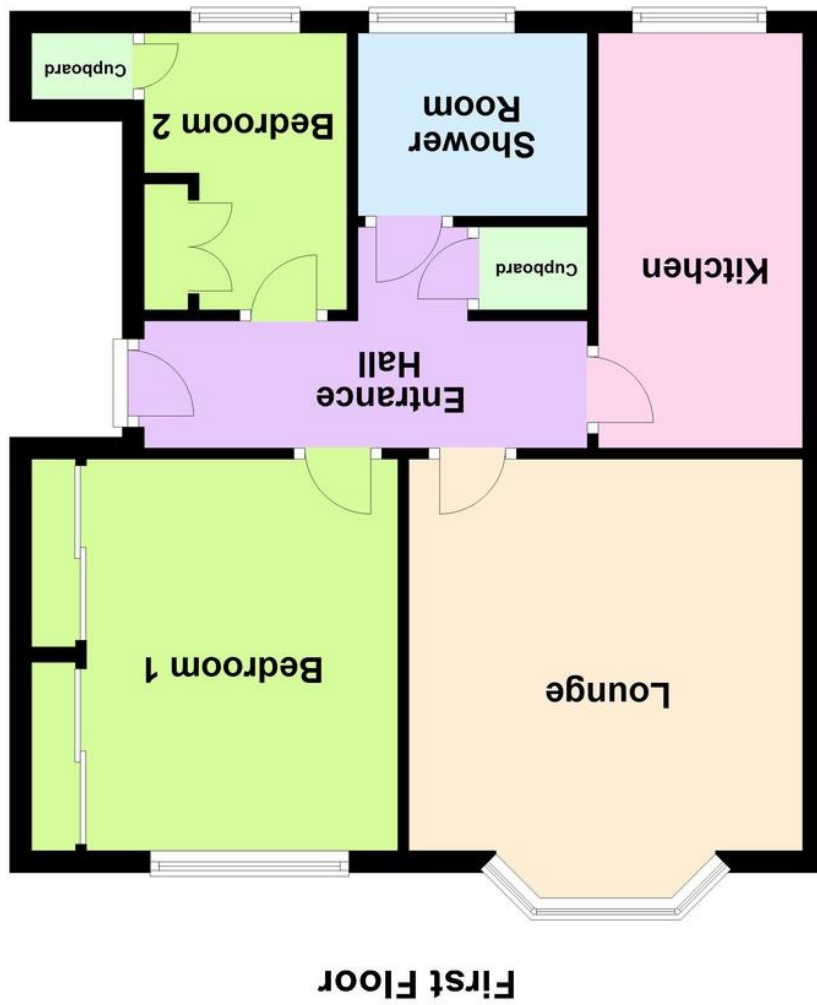


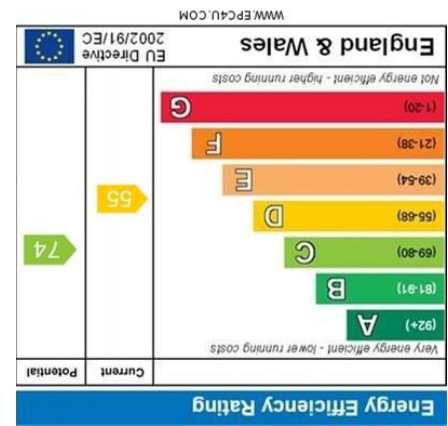
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



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- TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- GATED TOWN CENTRE LOCATION
- FITTED KITCHEN
- NO ONWARDS CHAIN
- WELL PRESENTED THROUGHOUT

Deeplo Close, Sutton Coldfield, B72 1SA

£109,950



Property Description

Green and Company are delighted to offer this rare opportunity to purchase a first floor two bedroom retirement apartment in Deeplow Close within the Royal Town of Sutton Coldfield. Perfectly located in a very quiet development of similar style properties, with well-maintained communal grounds, close to shops, restaurants and bars and also the doctor's surgery. Also having easy access of public transport facilities and recreational facilities with Sutton and Rectory Park and New Hall Valley nature reserve. The property in brief comprises entrance hall, lounge with window overlooking communal grounds, two bedrooms, shower room and fitted kitchen. Outside; communal parking and well maintained communal grounds with flower borders, shrubs and trees.

ENTRANCE HALL Having wood effect laminate flooring, electric storage heater and airing cupboard.

LOUNGE 11' 9" x 11' 8" (3.58m x 3.56m) Carpeted, ceiling light, power points, BT connection, electric fireplace, electric storage heater, double glazed bow window to rear.

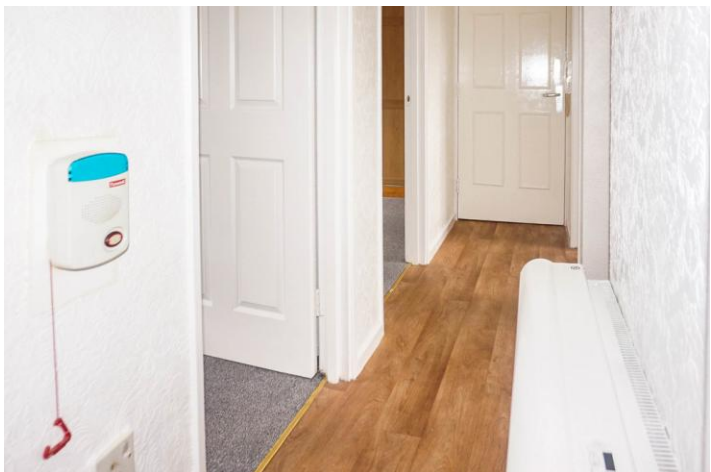
KITCHEN 12' 5" x 6' 1" (3.78m x 1.85m) Ceiling light, range of wall and base units, part tiled walls, power points, stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, space for oven and hob, double glazed window to front.

BEDROOM ONE 11' 8" x 8' 3" (3.56m x 2.51m) Carpeted, ceiling light, power points, double glazed window to rear and built-in wardrobes.

BEDROOM TWO 9' 1" x 6' 4" max (2.77m x 1.93m) Carpeted, ceiling light, power points, built-in wardrobes, double glazed window to front.

SHOWER ROOM 6' 10" x 5' 6" (2.08m x 1.68m) Tiled flooring, ceiling light, tiled walls, double glazed window, low level wc, hand wash basin, corner shower cubicle, electric towel radiator.

OUTSIDE There is a communal garden and an allocated parking space.



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 961 years remaining. Service Charge is currently running at £151 per month and is reviewed (to be reviewed). The Ground Rent is currently running at £12.50 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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