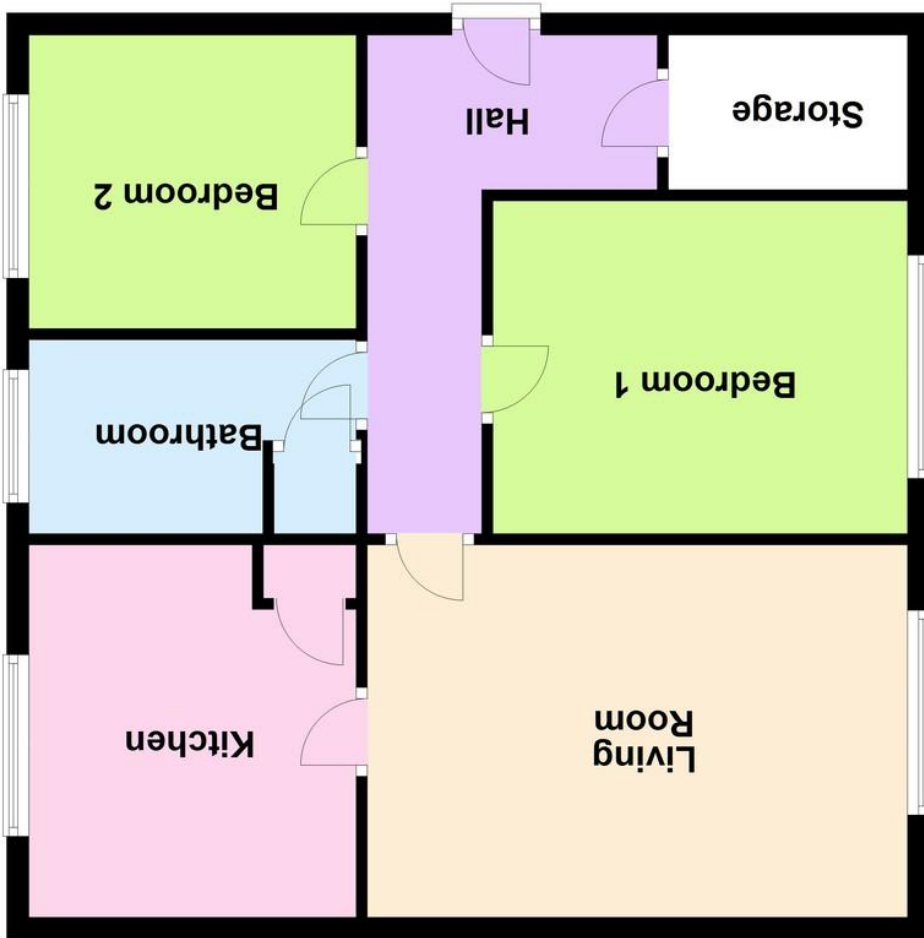


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork provided to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....  
Date .....

Walmley | 0121 313 1991



- SPACIOUS SECOND FLOOR TWO BEDROOMED FLAT
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS



17 Holly Park Drive, Erdington, Birmingham, B24 9LG

£120,000



**LEGAL READY**  
 "How does this help me?"  
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.  
 In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.



## Property Description

**SOUGHT AFTER RESIDENTIAL LOCATION.** This spacious two bedroomed second floor flat occupies this sort after residential location, which is conveniently situated for amenities, including local schools and shops, with public transport on hand and transport links providing easy access into Erdington Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises communal entrance hallway with security entry system, reception hallway, spacious lounge/dining room, fitted kitchen, two double bedrooms, bathroom. Outside the property is set in well kept communal grounds with a garage in a separate block.

**COMMUNAL ENTRANCE HALLWAY** Being approached via a security entry door with staircase off to first and second floor accommodation. Apartment 17 is situated on the second floor and is approached via a leaded entrance door.

**RECEPTION HALLWAY** A security entrance telephone, cupboard housing a warm air central heating boiler, useful walk in storage cupboard and doors off to all rooms.

**LIVING ROOM** 17' 07" x 11' 00" (5.36m x 3.35m) having double glazed window to side elevation, warm air heating vents and door through to kitchen.

**KITCHEN** 08' 10" x 08' 02" (2.69m x 2.49m) Having a range of wall and base units with work top surfaces over incorporating a single drainer sink unit, with tiled splashback surrounds, useful built in storage cupboard, space and plumbing for washing machine, double glazed window to front elevation.

**BEDROOM ONE** 09' 10" x 12' 08" (3m x 3.86m) With double glazed window to rear elevation, warm air heating vent.

**BEDROOM TWO** 09' 08" x 08' 08" (2.95m x 2.64m) Having coving to ceiling and double glazed window to front elevation.

**BATHROOM** Having a white suite comprising panelled bath with electric shower over, tiled splashback surround, low flush WC, vanity wash hand basin with cupboards beneath, opaque double glazed window to front elevation.

**OUTSIDE** The property is set within well kept communal grounds having a garage in a separate block.

**GARAGE (NOT MEASURED)** (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

**FIXTURES AND FITTINGS** as per sales particulars.

The Agent understands that the property is leasehold with approximately 288 years remaining. Service Charge is currently running at £125 PCM and is reviewed annually The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitor or Surveyor. Please note that all measurements are approximate.

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