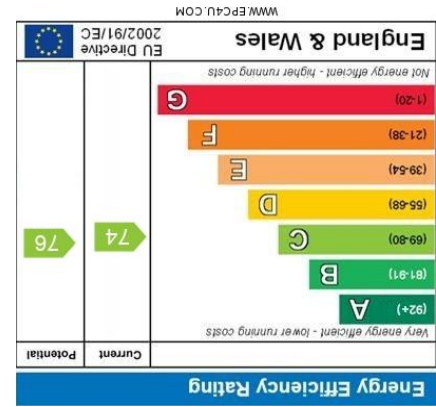


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- INVESTMENT OPPORTUNITY
- A GROUND FLOOR APARTMENT CURRENTLY LET OUT TO AN EXISTING TENANT FOR £695 PCM
- SPACIOUS LIVING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- RE-FITTED SHOWER ROOM

Goodeve Walk, Sutton Coldfield, B75 7NF.

£120,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

INVESTMENT OPORUNITY This 2 bedroom ground floor apartment which is currently let out to an existing tenant for £695 PCM. Situated within a popular development in Sutton Coldfield. 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 Sutton Coldfield Town Centre. In need of a cosmetic upgrade but being centrally heated and sold with no upward chain early inspection is strongly advised to avoid any disappointment. Located towards the end of the development and located on the ground floor internally there is a hallway, a great sized lounge, 2 good sized bedrooms and a kitchen and bathroom, off the kitchen there is a door leading to a garden.

COMMUNAL ENTRANCE HALLWAY Approached via security entrance door.

ENTRANCE HALL Having entrance door and doors off to:-

LOUNGE/DINER 14' 6" x 12' 11" (4.42m x 3.94m) A great sized room with a window to the front aspect, radiator.

KITCHEN 11' x 7' 11" (3.35m x 2.41m) Having a range of wall and base units incorporating sink unit useful storage cupboard a door to the outside space and window to rear.

BEDROOM ONE 12' 5" x 12' (3.78m x 3.66m) Having a window to the front and radiator.

BEDROOM TWO 12' 5" x 9' 3" (3.78m x 2.82m) Having a window to rear and radiator

SHOWER ROOM Having walk in shower cubicle with shower over, vanity wash hand basin, wc, double glazed window to rear.

OUTSIDE To the rear of the property is a private garden.

Council Tax Band A Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, 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 73Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast - Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 125 years remaining 1st April 1996. Service Charge is currently running at £480 and is reviewed TBC. The Ground Rent is currently running at £10 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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