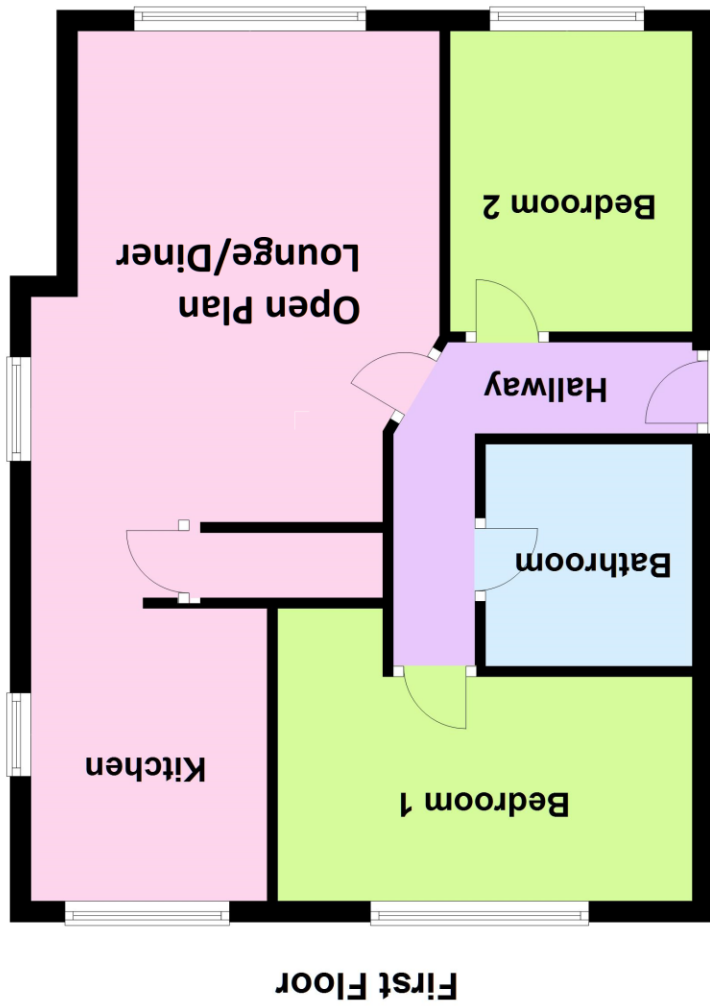
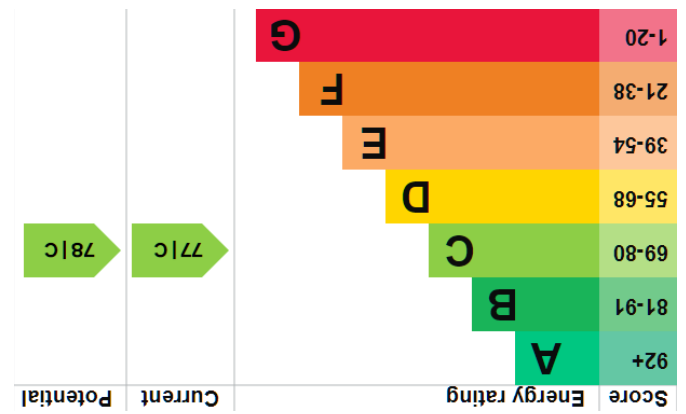


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991

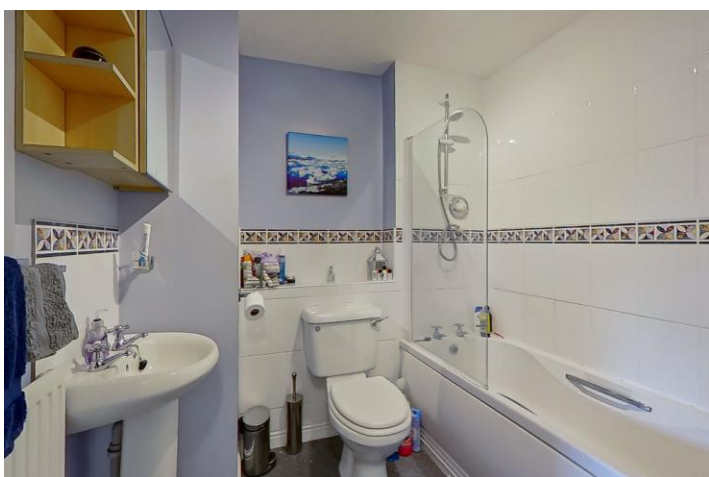


- MODERN FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EXTENDED LEASE ON COMPLETION
- SPACIOUS LOUNGE DINING ROOM
- SECURITY ENTRY SYSTEM
- ALLOCATED PARKING



Wheatmoor Road, Sutton Coldfield, B75 7JS

£180,000



Property Description

DRAFT DETAILS - AWAITING APPROVAL

A superb opportunity to acquire this spacious modern first floor apartment which will benefit from an extended lease upon completion of sale. The apartment is set within extensive well kept communal grounds and is conveniently situated for local amenities at Sutton Coldfield Town Centre and transport links. In brief the apartment comprises entrance hall, spacious lounge diner, kitchen, two bedrooms, bathroom and allocated parking for residents. The property must be viewed to be appreciated and in more detail the accommodation comprises:

OUTSIDE The apartment block is set in extensive lawned communal grounds with pathways, shrubs and trees and allocated parking spaces.

COMMUNAL ENTRANCE HALLWAY Approached via security entry system, with stairs off to first floor, the apartment is situated on the first floor and is approached via entrance door.

WELCOMING RECEPTION HALLWAY Approached via entrance door with access to loft, radiator, wall mounted security telephone and doors off to lounge diner, bedrooms and bathroom.

LOUNGE DINING ROOM 20' 7" max and 17' 10" min x 12' 8" max and 12' 5" min (6.27m and 5.21m x 3.86m and 3.81m) With double glazed windows to front and side elevation, radiators, cupboard housing gas central heating boiler and opening through to kitchen.

KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m) Having been refitted with a Bespoke comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset stainless steel sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted Zanussi gas hob with extractor hood above, built-in Zanussi oven below, integrated washing machine, integral fridge freezer, radiator and double glazed windows to side and rear elevation.

BEDROOM ONE 12' 2" max and 9' 6" min x 11' 10" to wardrobes max and 10' 1" min (3.71m and 2.92m x 3.61m and 3.07) Having a range of built-in double wardrobes with shelving and hanging rail, radiator, double glazed window overlooking communal rear garden.

BEDROOM TWO 8' 5" max x 8' 5" max (2.57m x 2.57m) With double glazed window to front, laminate flooring and radiator.

BATHROOM 7' 1" x 6' 1" (2.16m x 1.85m) Having a white suite comprising pedestal wash hand basin, low flush WC, part tiling to walls, panelled bath with mains fed shower over, tiled splash back surround and fitted shower screen, radiator and down lighting.

OUTSIDE The property is set in well kept communal grounds with allocated parking spaces for residents.

Council Tax Band - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 77 years remaining however the vendor advises the lease will be extended on completion of sale with an additional 90 years. Service Charge is currently running at £2400 per annum and is reviewed annually. The Ground Rent is to be confirmed on completion of the Lease extension. 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.