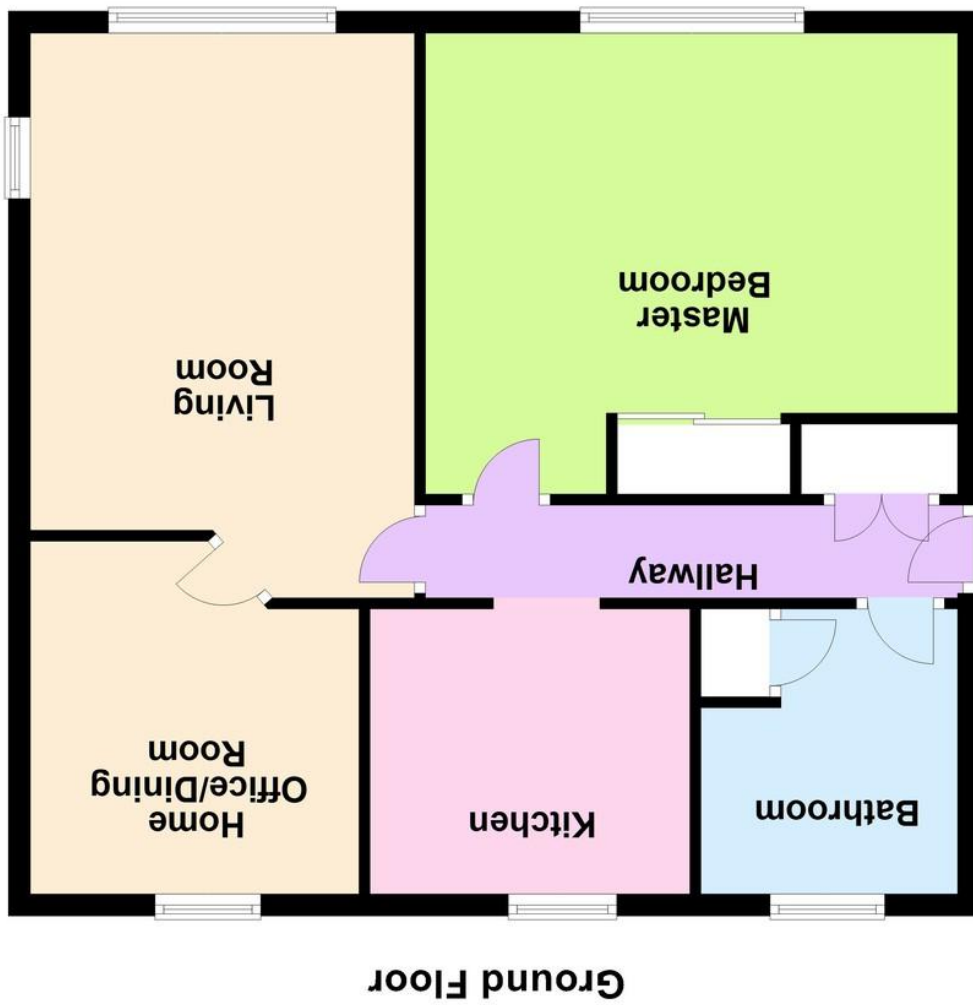


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- NO UPWARD CHAIN
- MASTER BEDROOM
- LOUNGE
- DINING ROOM/HOME OFFICE
- KITCHEN AND FITTED BATHROOM
- DOUBLE GLAZED WHERE SPECIFIED

Flat Isis Court, Garrard Gardens, Sutton Coldfield, B73 6DP

Offers Over £135,000



Property Description

Green and Company are delighted to offer to the market this superb 1 bedroom ground floor apartment situated within a highly sought after development in the centre of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages (catchments should be checked), offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Having a secure entry system the apartment is entered via a hallway with access to lounge, dining room/home office, a double bedroom, kitchen and shower room. Being sold with the advantage of having no upward chain and early inspection is strongly advised to avoid any disappointment.

The property is approached via a communal lawned garden with pathway giving to communal door into entrance hall.

The property is a ground floor property.

HALLWAY Having wood flooring, useful built-in storage cupboard and doors off to the following accommodation:-

LOUNGE 16' 9" max 12' min x 11' 11" max (5.11m x 3.63m) Having double glazed windows to front and side elevations, electric heater, wood flooring and door giving access to dining room/home office

DINING ROOM/HOME OFFICE 13' 6" x 7' 10" (4.11m x 2.39m) Being previously used as a second bedroom, this versatile living space offers a multitude of uses to suit your needs. Having double glazed windows to rear and side elevation, wood flooring and electric heater.

KITCHEN 9' 2" x 8' 9" (2.79m x 2.67m) Having two double glazed windows to rear, complementary tiles to walls and tiled flooring. The kitchen is in need of some attention and is fitted to comprise a range of matching wall, drawer and base level units with work surface over incorporating one and a half bowl stainless steel sink unit, drainer and mixer taps, integrated oven, hob and extractor fan, space and plumbing for an automatic washing machine and space and plumbing for a dishwasher.

BEDROOM ONE 12' 8" max 11' x 12' max (3.86m x 3.66m) Having double glazed window to front elevation, electric heater and fitted wardrobes.

BATHROOM Having double glazed opaque window to rear, tiled flooring, complementary tiling to walls, and built-in airing cupboard. The bathroom is fitted with a suite comprising low flush wc unit, pedestal hand wash basin, and panelled bath with shower over and shower screen.

OUTSIDE Having communal parking area to rear.

Council Tax Band B - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 135 years remaining. Service Charge is currently running at £227.73 per month which included the Ground Rent 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991