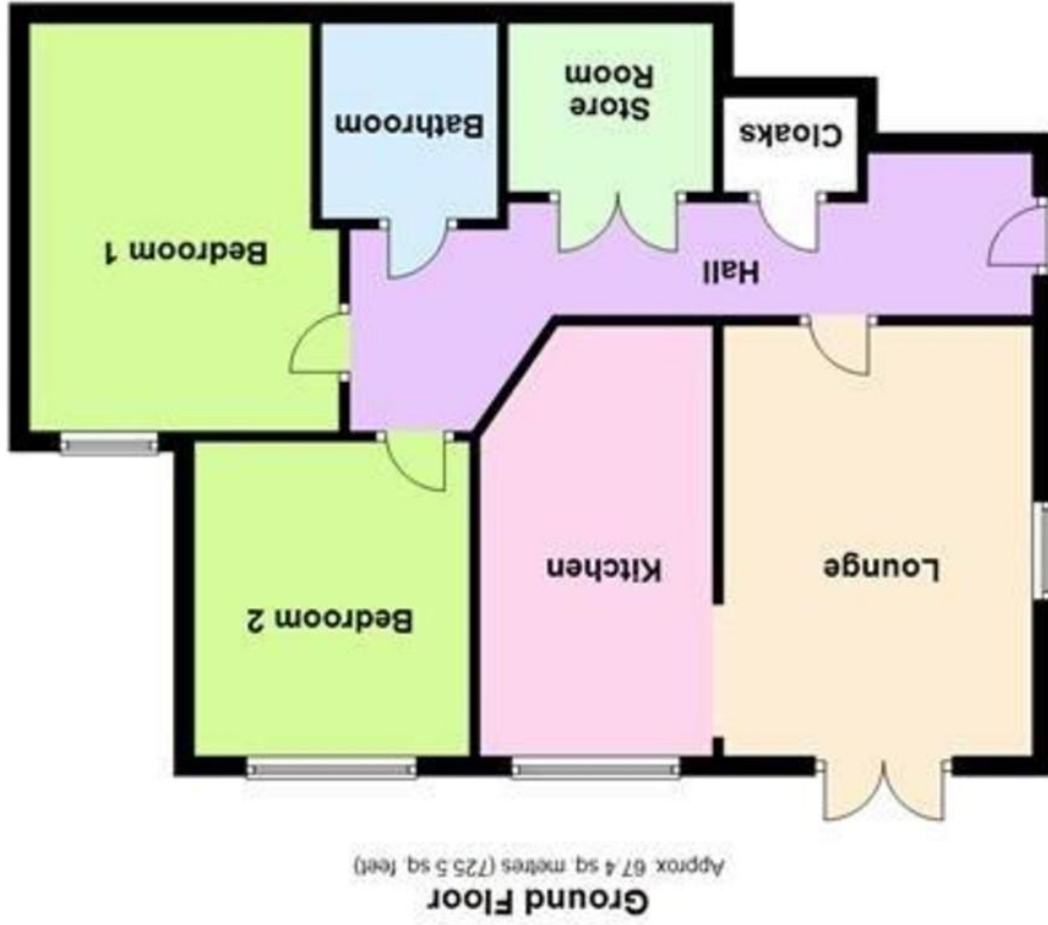


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 67.4 sq. metres (725.5 sq. feet)  
 NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Plan produced using PlanUp

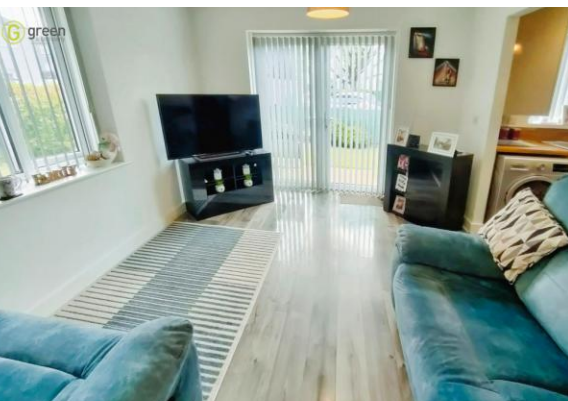
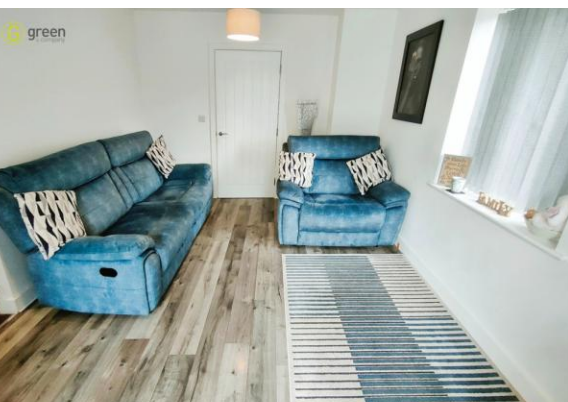


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state 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.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 84 B  
 Potential: 84 B

Castle Bromwich | 0121 241 1100

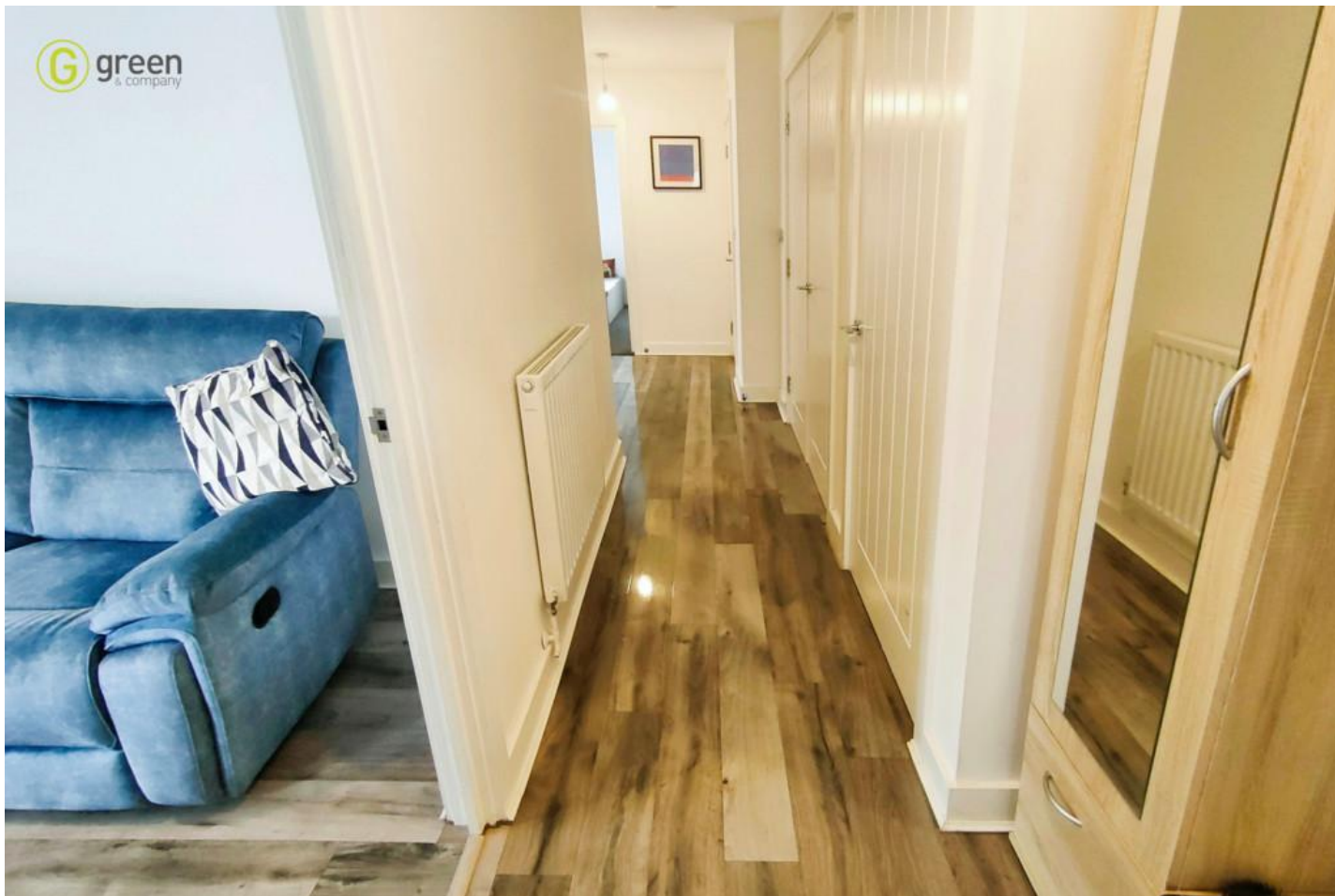


- MODERN BUILD APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GENEROUS STORE ROOM
- ALLOCATED PARKING SPACE
- PRIVATE GARDEN

Cambridge Drive, Marston Green,  
 Birmingham, B37 5NS

£54,250





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

What a fantastic opportunity to acquire this well presented two bedroom ground floor apartment on 35% shared ownership basis. This property is ideal for first time buyers or anyone looking to downsize, the home comes with private garden and allocated parking space. Two double bedrooms, modern bathroom, generous store room, fantastic lounge with French Doors to garden and modern style kitchen. You do not want to miss out on this home, Call Green and Company to arrange your viewing.

Approached via pathway to front door and enter apartment into:-

**HALL** With polished laminate flooring, cloakroom, spacious store room with cottage style French doors, radiator and doors to bedrooms, bathroom and lounge.

**LOUNGE** 14' 5" x 10' 4" (4.39m x 3.15m) Offering polished laminate flooring, window to side, French doors to garden, radiator and opening into:-

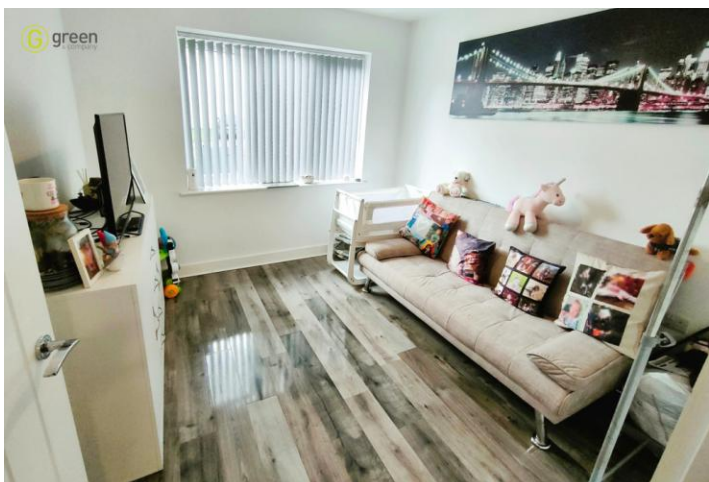
**KITCHEN** 14' 5" x 7' 10" (4.39m x 2.39m) Benefitting from distressed wood effect vinyl flooring, radiator, window to front, wood effect breakfast bar, integrated double oven, spotlights, gas hob, boiler cupboard, modern units, plumbing for washing machine, wood effect worktops with upstands.

**BEDROOM ONE** 13' 9" x 10' 6" (4.19m x 3.2m) With window to front, radiator and wardrobe space.

**BEDROOM TWO** 10' 6" x 9' 3" (3.2m x 2.82m) With window to front, polished laminate flooring and radiator.

**BATHROOM** Is another modern room with modern wall tiling, mixer shower, shower screen, heated towel rail, bath, basin with semi pedestal, WC and distressed wood effect vinyl flooring.

**GARDEN** Is a wrap around and is fenced off for privacy including patio seating area and lawn.



**ALLOCATED PARKING** Space for one vehicle.

We have been instructed to sell 35% of the property. Please seek legal advice about buying a property on a shared ownership basis before committing to purchase.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 64Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Openreach

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

**TENURE**

The Agent understands that the property is leasehold with approximately 94years remaining. Service Charge is currently running at £250 per month and is reviewed TBC. 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 Solicitors or Surveyor. Please note that all measurements are 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