

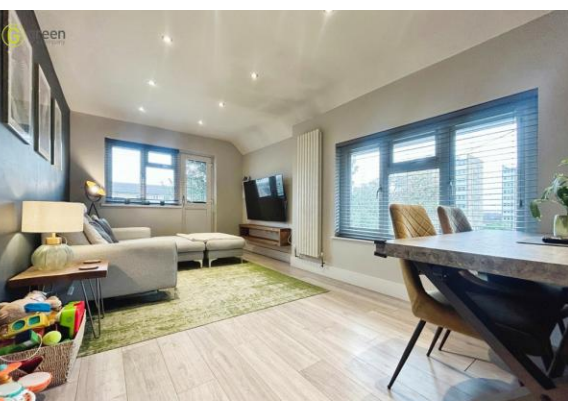
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- RECENTLY RENOVATED
- WELL PRESENTED
- SENSOR LIGHTING
- MODERN SHOWER ROOM
- MODERN REFITTED KITCHEN
- SPACIOUS LOUNGE WITH BALCONY



Oakthorpe Drive, Kingshurst, Birmingham, B37 6HX

£120,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Fabulous opportunity to acquire this spacious recently renovated well presented two bedroom apartment. Accessed to the first floor via stairs with balcony area leading to storm porch and front door. Hallway with sensor lighting, spacious lounge, renovated fitted kitchen, two double bedroom and modern style shower room. The home also comprises rear garden space which is low maintenance. If you are a first time buyer, investor or down sizer DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY.

HALL With sensor lighting, laminate flooring, mirror radiator, airing cupboard, spotlights.

LOUNGE 19' 1" x 10' (5.82m x 3.05m) Having spotlights, laminate flooring, window to side, door and window to front with balcony, feature radiator.

KITCHEN 10' 9" x 9' (3.28m x 2.74m) Benefitting marble effect porcelain flooring, induction hob, extractor fan, glass splashback, integrated microwave, integrated oven, integrated washer dryer, integrated fridge freezer, composite bowl and drainer, spotlights, larder cupboard with boiler.

BEDROOM ONE 10' 4" x 10' 3" (3.15m x 3.12m) With laminate flooring, spotlights, feature radiator and window to rear.

BEDROOM TWO 13' 2" x 10' (4.01m x 3.05m) With laminate flooring, two windows, spotlights, feature radiator.

BATHROOM Is recently refitted with a modern style and has double shower tray, tiled floor, back to wall WC and vanity sink, heated towel rail, tiled feature wall, spotlights, mixer shower and glass screen, window.

GARDEN Is a paved area is low maintenance with fenced boundaries.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 1Mbps. Highest available upload speed 0.3Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the

benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 115 years remaining. Service Charge is currently running at £137 per annum and is reviewed tbc. The Ground Rent is currently running inclusive with Service Charge 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.

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