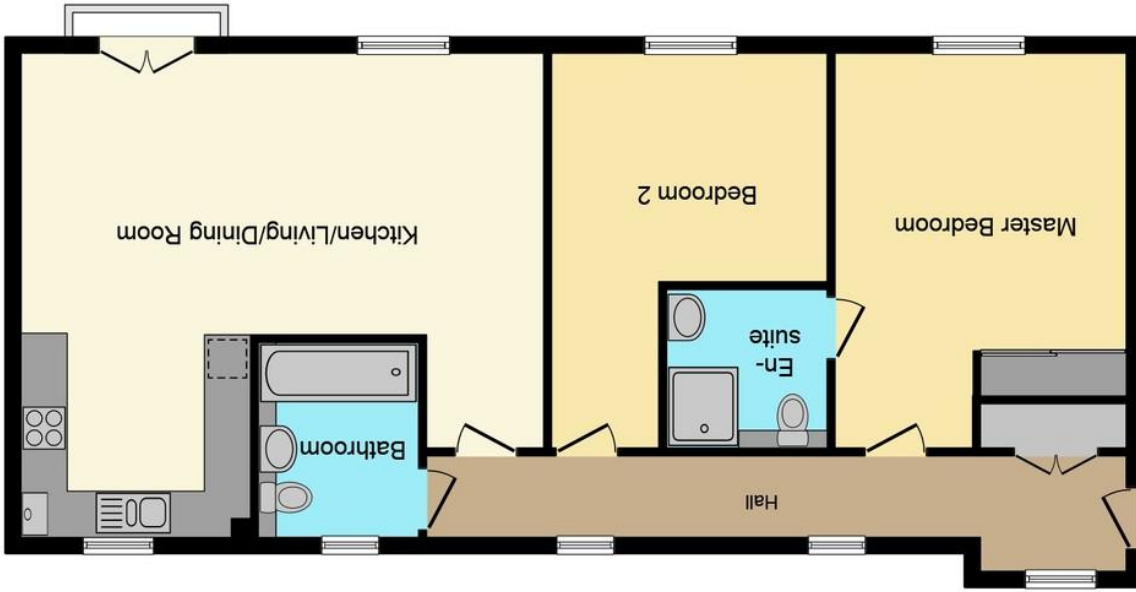


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Floor Plan



LEGAL READY

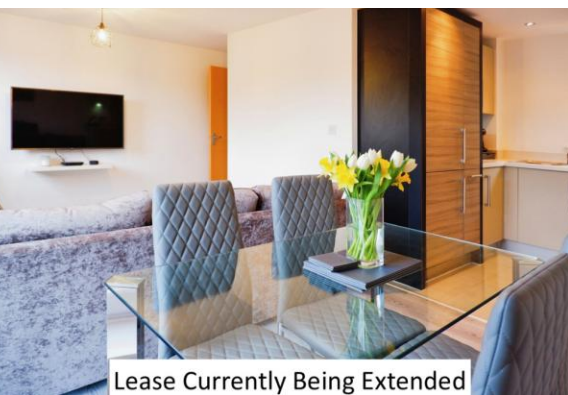
"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Lease currently being extended to 201 years
- Ground rent £0 (peppercorn rent) once the lease extension is complete
- Highly Sought After Gated Development
- 2 Bedroom Second Floor



Baker Court, 188b Lichfield Road,
 Four Oaks, Sutton Coldfield, B74 2TX

Offers Over £205,000



Lease Currently Being Extended



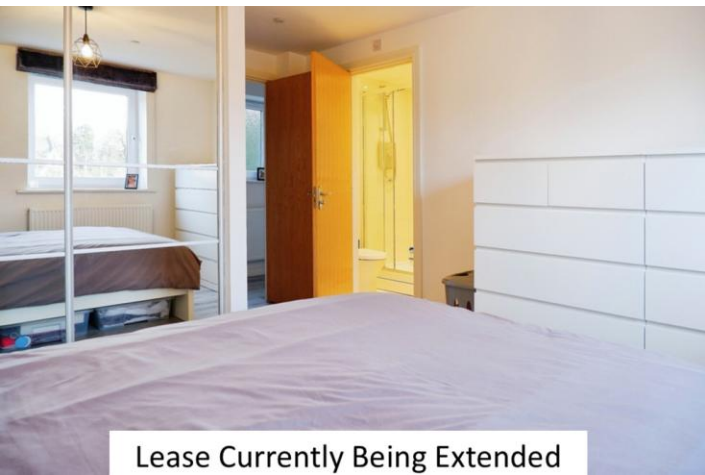
Lease Currently Being Extended



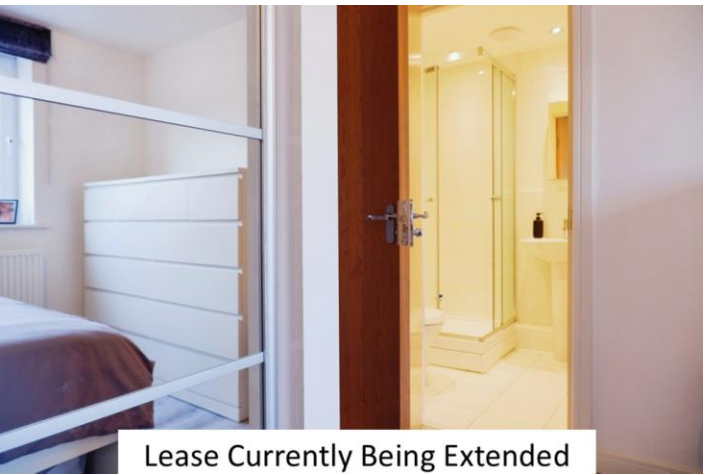
Lease Currently Being Extended



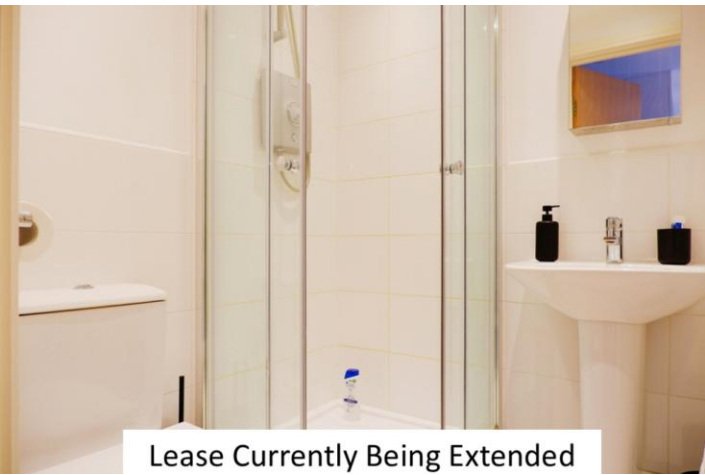
Lease Currently Being Extended



Lease Currently Being Extended



Lease Currently Being Extended



Lease Currently Being Extended



Lease Currently Being Extended



Lease Currently Being Extended

Property Description

This property is currently having the lease extended to 201 years (from 111 years), this will also reduce the ground rent to £0 (peppercorn rent) for the remaining 201 years of the lease.

Spacious and beautifully maintained executive apartment which is ideally located for the shopping centres of Sutton Coldfield and The Mulberry Walk development at Mere Green where there is a variety of facilities including restaurants and café bars, close to good road and transport links and with allocated parking space.

Gated development and approached via communal hallway and front door opens into:-

SPACIOUS ENTRANCE HALLWAY Having three frosted double glazed PVC windows to the rear and large storage cupboards off.

OPEN PLAN LOUNGE/DINING AND KITCHEN AREA LOUNGE/DINER AREA 17' 4" x 9' 6" (5.28m x 2.9m) With double glazed PVC window to the front and double PVC French doors opening to a Juliet balcony.

KITCHEN AREA 7' 10" x 7' 2" (2.39m x 2.18m) Fitted to a high specification with a range of cream and wood effect wall and base units with matching work surfaces and splash backs, double glazed frosted window to the rear, tiled flooring, stainless steel sink drainer one and half bowl sink, electric oven, gas hob with extractor fan over, integrated fridge freezer and washing machine.

MASTER BEDROOM 10' 9" x 10' 2" (3.28m x 3.1m) With double glazed PVC window to the front and built in mirrored sliding wardrobes.

ENSUITE Having shower cubicle, WC, wash hand basin, chrome ladder style radiator and is partly tiled.

BEDROOM TWO 13' 1" x 8' 6" (3.99m x 2.59m) With double glazed PVC window to the front.

BATHROOM Having a white suite comprising; bath with mixer taps and shower over, is partly tiled, WC, wash hand basin and frosted double glazed window to the rear.

Gas centrally heated and immaculate communal areas.

AGENTS NOTE The property has new Karndean LVT flooring throughout the hallway, living room and bedroom.

Council Tax Band C 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 18 Mbps.
Highest available upload speed 1bps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps.
Highest available upload speed 100Mbps.
Networks in your area - Virgin Media, Openreach

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 and the seller is currently having the lease extended, the lease will be 201 years. Service Charge is currently running at £1800 per annum and is reviewed TBC. The Ground rent once the lease is extended will be reduced to £0 (peppercorn rent) for the remaining 201 years of the lease. Buildings Insurance is currently running at £300 per annum. 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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