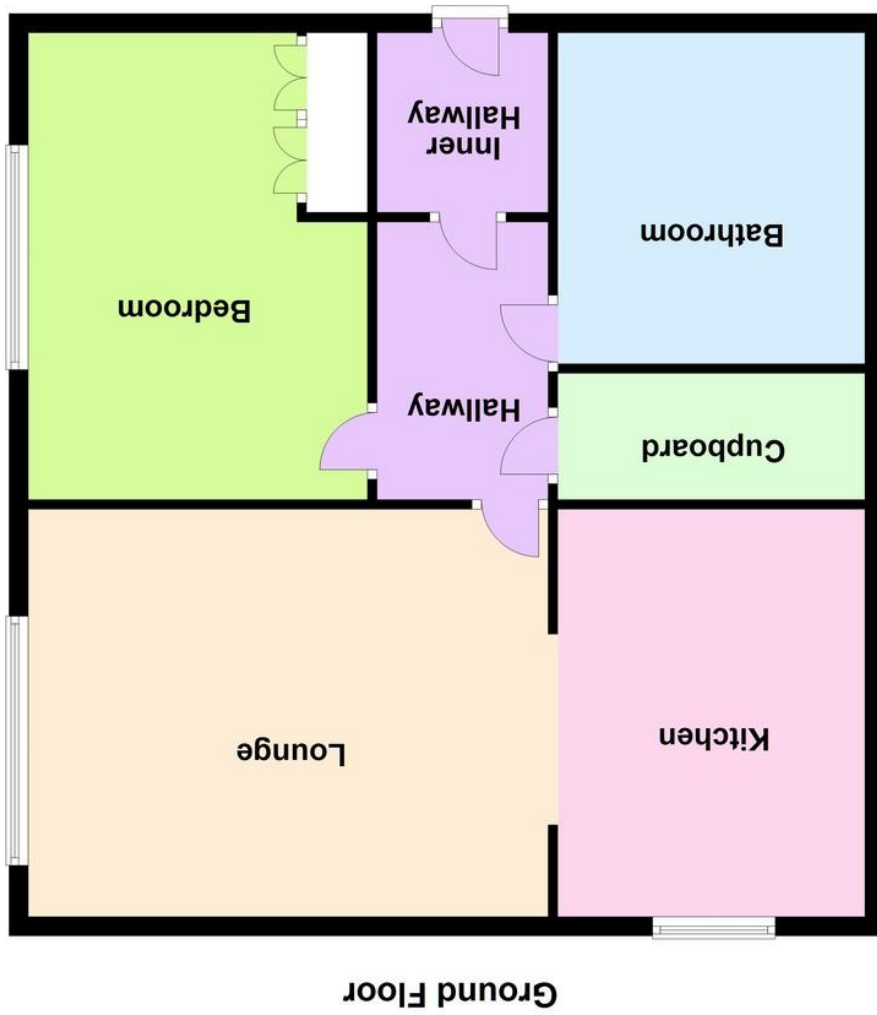
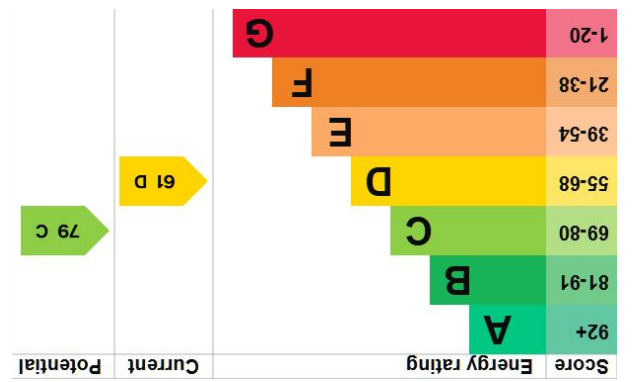


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Great Barr | 0121 241 4441



- GROUND FLOOR MODERN APARTMENT
- HALLWAY
- LOUNGE
- MODERN FITTED KITCHEN
- BEDROOM
- ALLOCATED PARKING SPACE

Asbury Court, Newton Road, Great Barr, Birmingham, B43 6QS

£140,000

## Property Description

Offered for sale is this well-presented ground floor apartment, ideal for investment or first-time buyers. The property briefly comprises hallway, intercom entry system, lounge, modern fitted kitchen, Bedroom, Bathroom, allocated parking space. The property also benefits from a clean air system. Must be viewed!

The property is approached via communal front entrance door to communal area. Front door into apartment:-

RECEPTION HALL Having ceiling light point and doors through to:-

HALLWAY Having wall mounted electric heater, alarm, ceiling light point and doors off to living room, bathroom, bedroom and useful storage cupboard.

LIVING ROOM 9' 8" x 17' 9" (2.95m x 5.41m) Having double glazed window to front, intercom entry system, wall mounted electric heater, ceiling spot lighting and opening through to:-

MODERN FITTED KITCHEN 7' 5" x 9' (2.26m x 2.74m) Having a range of base, wall and drawer units with work surfaces over, integrated stainless steel one and half bowl sink unit with mixer tap and drainer to side, integrated slimline dishwasher, integrated oven with four ring electric hob with extractor/light chimney above, integrated fridge, integrated washer/dryer, double glazed window to side, tiled splash backs and ceiling spot lighting.

BEDROOM 11' 8" x 9' 6" (3.56m x 2.9m) Having double glazed window to front, wall mounted electric heater, ceiling light point and doors to built in wardrobes.

BATHROOM Having a white suite comprising; low flush WC, pedestal wash hand basin, panel bath with fitted shower over, tiled splash backs, heated towel rail and fluorescent strip lighting, shaver socket and ceiling spot lighting.

OUTSIDE The property comes with an allocated parking space.

Council Tax Band B Sandwell 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 13Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
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 105 years remaining. Service Charge is currently running at £1564 per annum paid half yearly and is reviewed annually. The Ground Rent is currently running at £150 per annum paid half yearly and is reviewed TBC. 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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441