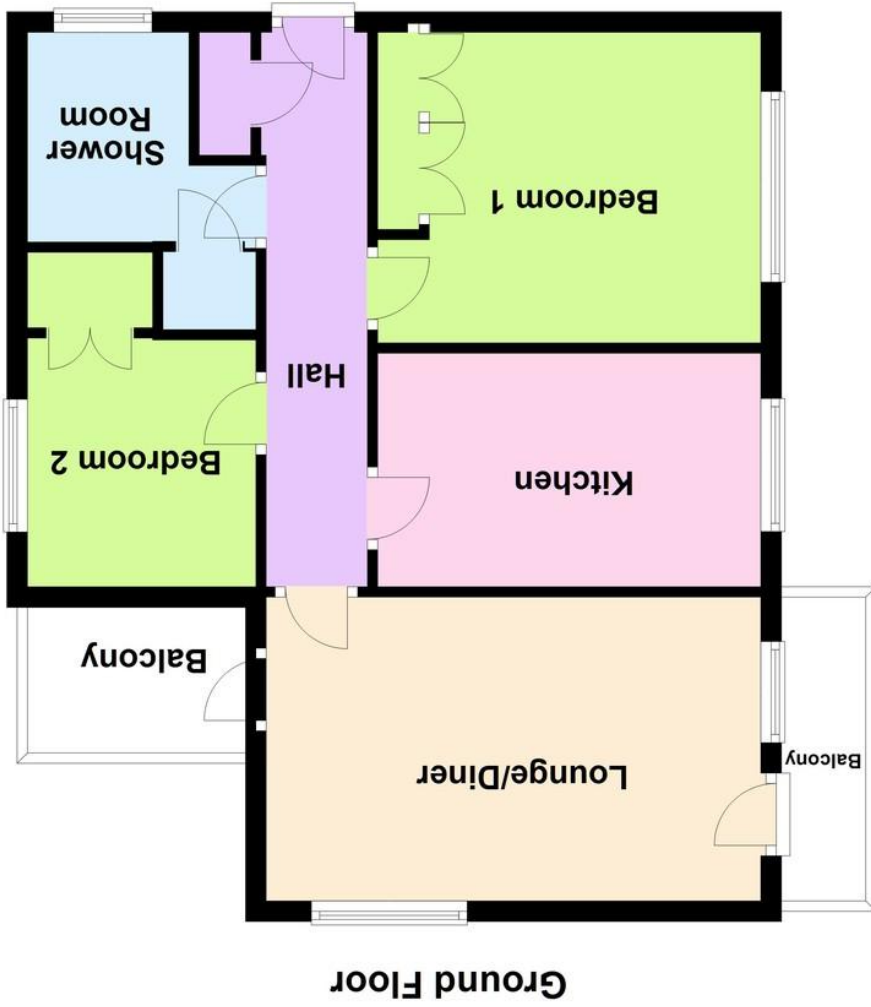


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

Walmley | 0121 313 1991



- A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT
- SOUTH AFTER RESIDENTIAL LOCATION
- COMMUNAL HALLWAY WITH SECURITY ENTRANCE SYSTEM

Flat Hawthornden Court, 183 Penns Lane, Walmley, Sutton Coldfield, B76 1JU

£215,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT. This well presented ground floor two bedroom apartment is set in a secluded private driveway off Penns Lane. The property must be viewed to appreciate the size and accommodation on offer and briefly comprises; communal entrance with security entry system, reception hallway, spacious lounge/dining room, well fitted kitchen, two double bedrooms, reappointed shower room, outside the property is within well kept communal grounds and there is a garage in a separate block. We are advised by the vendor that there is an extended lease on the property.

The apartment is set on the ground floor and is approached via a security entrance door with further door leading through to the apartment.

RECEPTION HALLWAY Being approached via double glazed opaque entrance door with useful built in storage cupboard and doors off to all rooms.

LIVING ROOM 15' 9" x 9' 8" (4.8m x 2.95m) Having double glazed window to rear, wall mounted electric storage heater and two double glazed doors one with double glazed window and giving access out to two sun balconies.

FITTED KITCHEN 11' 10" x 7' 5" (3.61m x 2.26m) Having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with side drainer, fitted halogen hob with extractor in canopy over, space and plumbing for washing machine and further appliances, space for fridge freezer, coving to ceiling, part tiling to walls and double glazed window to side.

BEDROOM ONE 12' 2" max x 9' 10" (3.71m x 3m) Having a range of built in wardrobes, wall mounted electric storage heater and double glazed window to side.

BEDROOM TWO 11' x 7' 10" (3.35m x 2.39m) Having built in wardrobe, wall mounted electric storage heater and double glazed window to rear.

REAPPOINTED SHOWER ROOM Having a white suite comprising; vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, fully enclosed shower cubicle with electric shower over and chrome ladder heated towel rail.

AIRING CUPBOARD Housing hot water cylinder..

OUTSIDE There are well maintained, well stocked communal gardens with residents parking and garage in separate block to the rear.

GARAGE Unmeasured. Situated in a separate block to the rear.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for Three, limited for EE, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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 978 years remaining. Service Charge is currently running at £756 per half year which includes buildings insurance and is reviewed annually. The Ground Rent is currently running at £40 per annum 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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