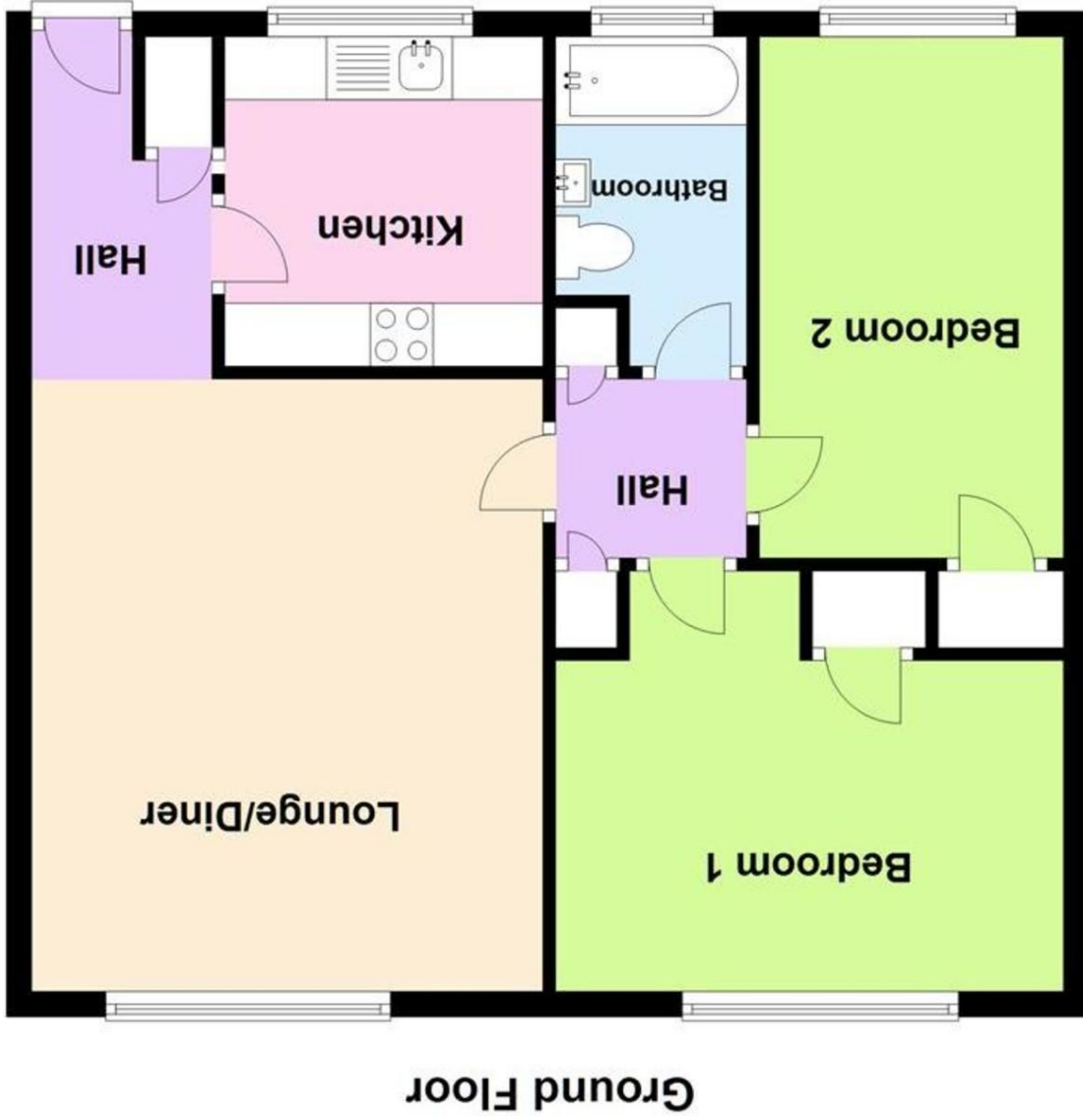


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Four Oaks | 0121 323 3323

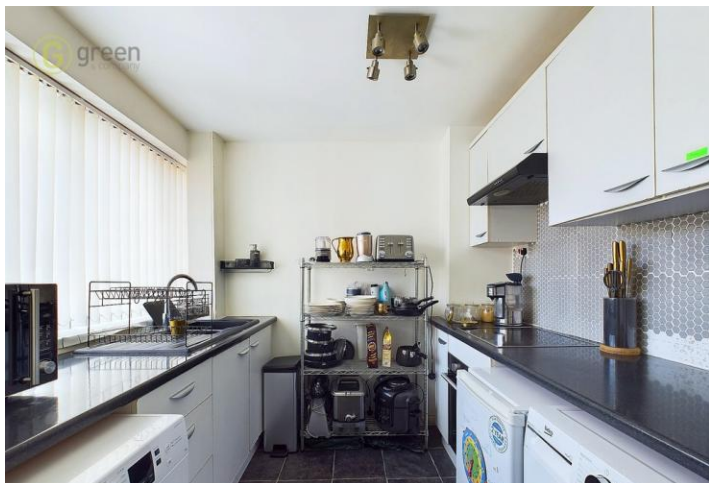


- Highly Sought After Location
- Gated Community
- 2 Bedroom GROUND FLOOR Apartment
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom

Wentworth Court, Lichfield Road,  
 Four Oaks, Sutton Coldfield, B74 2UA

Offers In Region Of  
 £230,000





## Property Description

Occupying a most convenient and highly sought after location within Four Oaks and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres both of which are on the doorstep. A approached via a secure gated entrance the development itself has well maintained areas and internally there is a great sized living and dining room, a fitted kitchen, a further inner hallway leads to the two double bedrooms both of which have built in wardrobes and a luxury bathroom.

The apartment is being sold with a garage and the added benefit of having an extended lease so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### COMMUNAL ENTRANCE

LOUNGE DINER 17' 8" x 13' 4" (5.38m x 4.06m)

KITCHEN 8' 1" x 7' 5" (2.46m x 2.26m)

BEDROOM ONE 10' 4" x 13' 3" (3.15m x 4.04m)

BEDROOM TWO 13' 7" x 7' 8" (4.14m x 2.34m)

### FAMILY BATHROOM

GARAGE NUMBER 16 (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 20 Mbps.

Highest available upload speed 1 Mbps.

Networks in your area - 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 with approximately 955 years remaining. Service Charge is currently running at £1320 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £15 per annum and is reviewed (to be confirmed). 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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