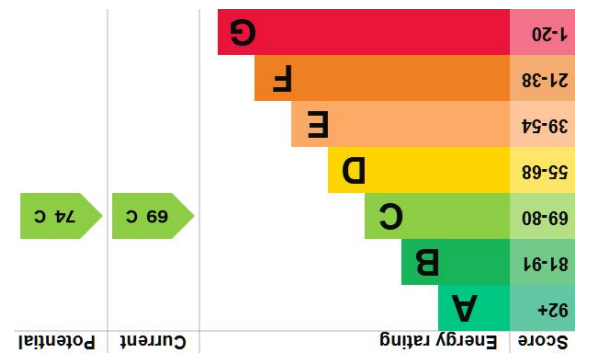


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



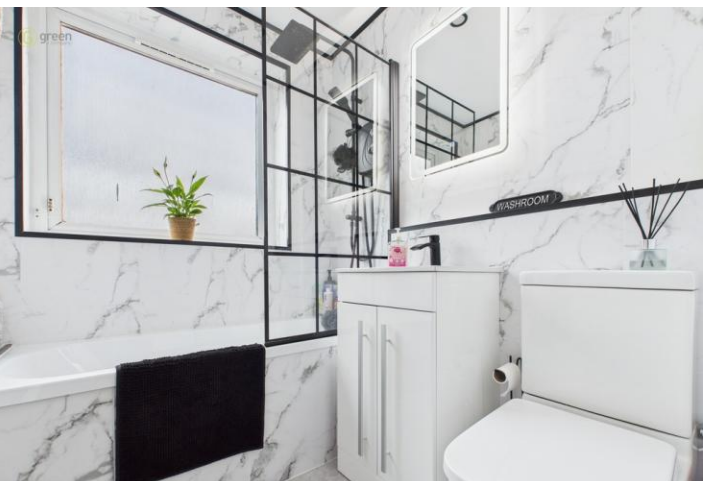
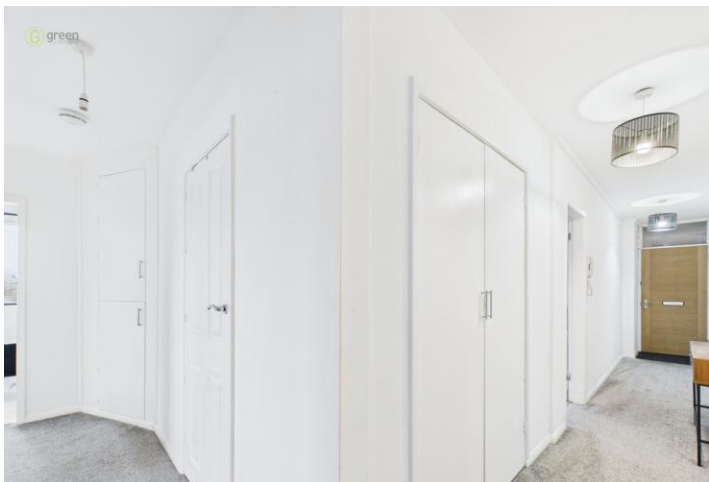
Four Oaks | 0121 323 3323



- Highly Sought After Location Within Mere Green
- Open Plan Living/Dining Room & Fitted Kitchen
- 2 Double Bedrooms
- Luxury Family Bathroom
- Garage

Hobart Court, 365 Lichfield Road, Four Oaks, Sutton Coldfield, B74 4DD

Offers In Region Of £225,000



Property Description

Green and Company are delighted to offer to the market this superbly presented luxury top floor apartment within Hobart Court, a sought after development of apartments positioned nearby to Mere Green Centre which boasts an excellent selection of shopping and leisure facilities.

In addition commuters are well catered for with the cross city railway line to Birmingham City Centre and Lichfield Cathedral City located nearby and for educational facilities there are good local primary schools and Arthur Terry Secondary School is also nearby. The apartment is entered through well maintained communal areas with a staircase to the top floor. Internally there is a large L shaped hallway with excellent storage facilities, a superb sized open plan lounge, dining area and stylish fitted kitchen, there are two great sized bedrooms and a luxury refitted bathroom, to complete the apartment there is a garage and is also being sold with the benefit of having no upward chain.

Apartments of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

COMMUNAL ENTRANCE A well maintained communal entrance with a staircase rising to all floors.

PRIVATE ENTRANCE DOOR To number 12.

THROUGH 'L' SHAPED RECEPTION HALL Two cloaks cupboards, one double and one single. Night storage heater, security telephone entry system, telephone point, airing cupboard housing hot water tank and doors to further accommodation.

SUPERB LOUNGE WITH OPEN PLAN KITCHEN AREA 29' 4" x 14' 2" (8.94m x 4.32m) minimum A large Lounge and dining area with two UPVC double glazed windows to rear elevation, two night storage heaters, television aerial socket, two ceiling light points and open plan access to: Kitchen Area with UPVC double glazed window to rear elevation, range of granite effect rolled top work surfaces, inset one and a half bowl sink and drainer unit with mixer tap, range of base storage cupboards and drawers, matching wall mounted storage cupboards, fitted electric hob with stainless steel cooker hood over, integrated oven, space and plumbing for white goods, tiled splash backs, sink and drainer unit, two ceiling light points.

BEDROOM ONE 11' 1" x 10' 3" (excluding wardrobe) (3.38m x 3.12m) Having two UPVC double glazed windows to side and rear elevations, built in double wardrobe with sliding mirror fronted doors, wall mounted electric heater and ceiling light point.

BEDROOM TWO 12' 10" x 8' 5" (excluding wardrobe) (3.91m x 2.57m) Having a UPVC double glazed window to side elevation, double fitted wardrobe with sliding mirror fronted doors, wall mounted electric heater and ceiling light point.

LUXURY REFITTED BATHROOM To now include a luxury white suite with a panelled bath with shower over and Crittall shower screen, wash hand basin with integrated vanity storage beneath, low level WC, side facing window, Matt heated towel rail.

SEPARATE GARAGE IN BLOCK Garage number 4. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

COMMUNAL GARDENS

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 18Mbps.

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 127years remaining. Service Charge is currently running at TBC and is reviewed TBC. The Ground Rent is currently running at TBCx 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 323 3323