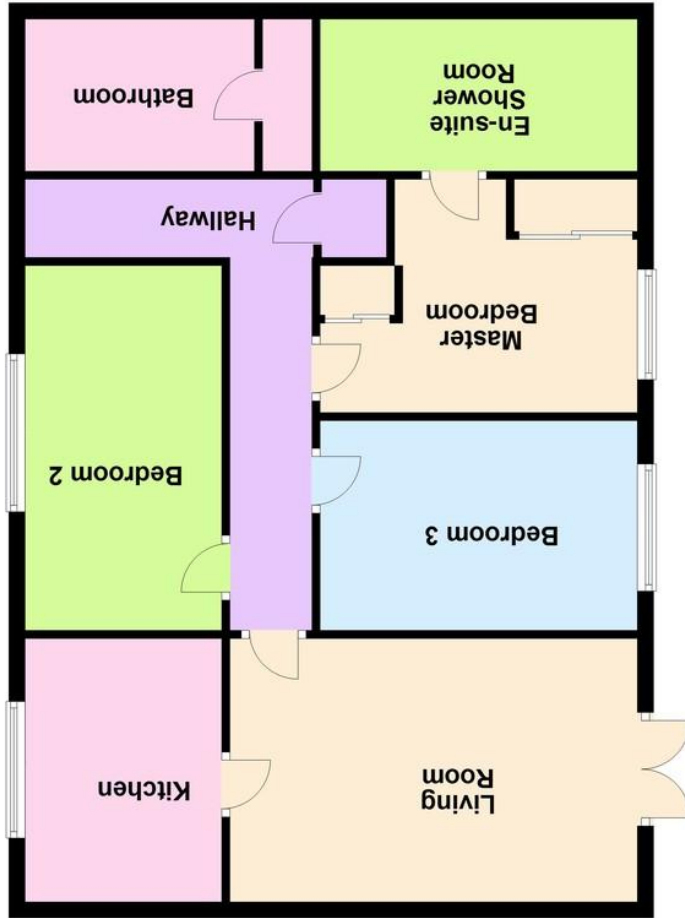


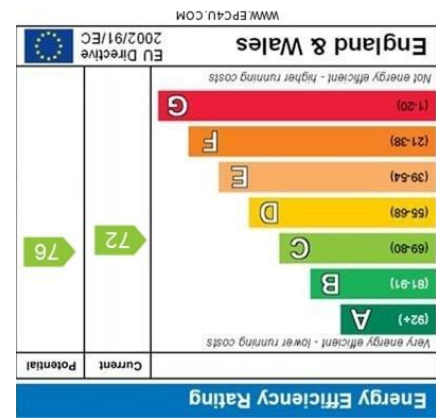
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 82.3 sq. metres (885.5 sq. feet)

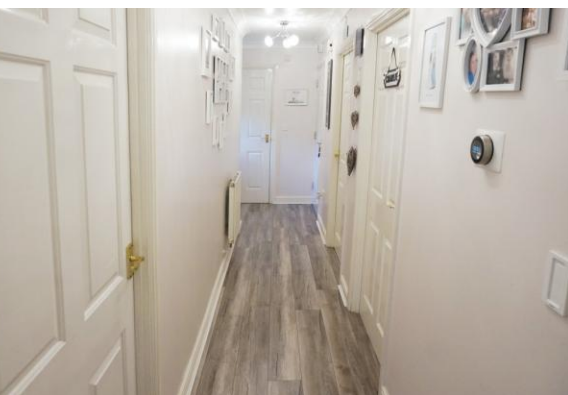


Ground Floor  
Approx. 82.3 sq. metres (885.5 sq. feet)

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 THREE BEDROOM GROUND FLOOR APARTMENT
- SEMI RURAL LOCATION
- RECEPTION HALLWAY
- SPACIOUS LOUNGE/DINING ROOM
- COMPREHENSIVELY FITTED KITCHEN



The Greaves, Minworth, Sutton Coldfield, B76 9DJ

£200,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

A popular semi rural location, this well presented three bedroom ground floor apartment in this highly popular development on the periphery on Minworth area of Sutton Coldfield. The development is located within a number of barn conversions that are set around a most pleasant communal courtyard that has very established shrubs, evergreens and pathways. The accommodation which benefits from having its own private entrance door briefly comprises reception hallway, spacious lounge/dining room, comprehensively fitted kitchen, three excellent sized bedrooms, master with en suite, re-appointed principle bathroom, outside the property is set in well kept communal grounds with open aspect views over countryside views. There are residents and visitors parking bays on site. Internal viewing of this property is recommended.

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

**ATTRACTIVE LOUNGE** 18' 5" x 10' 8" (5.61m x 3.25m) Having fireplace with surround and hearth with electric fire, coving to ceiling, radiator and double glazed French doors giving access out to communal garden and door through to:-

**KITCHEN** 11' 1" x 6' 2" (3.38m x 1.88m) Having a comprehensive matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl porcelain sink unit with mixer tap, fitted gas hob with extractor above, built-in cooker beneath, integrated washing machine, integral fridge/freezer, space and plumbing for dishwasher, down-lighting, radiator, tiled flooring, double glazed window to front elevation.

**MASTER BEDROOM** 11' 11" x 12' 10" max 10' 5" min (3.63m x 3.91m) Having two built-in wardrobes, radiator, coving to ceiling, double glazed window to rear elevation and door through to:-

**EN SUITE SHOWER ROOM** Being re-appointed with a white suite comprising vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush wc, part complementary tiling to walls, tiled floor, chrome ladder heated towel rail, extractor, fully tiled enclosed shower cubicle with electric shower over.

**BEDROOM TWO** 14' 9" x 8' (4.5m x 2.44m) With double glazed window to front, coving to ceiling, radiator.

**BEDROOM THREE** 12' 10" x 8' 6" (3.91m x 2.59m) Having built-in wardrobe, radiator, double glazed window to rear elevation.

**PRINCIPLE BATHROOM** Being refitted with a white suite comprising vanity wash hand basin with mixer tap with cupboards below, closed coupled with low flush wc, full complementary tiling to walls and floor, free-standing rolled top bath with claw feet, antique style mixer tap and shower attachment, extractor, airing cupboard housing hot water cylinder and chrome ladder heated towel rail.

Council Tax Band D - Birmingham

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 101 years remaining. Service Charge is currently running at £1400 per annum and is reviewed annually. The Ground Rent is currently running at £220 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.

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

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