

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.

%epcGraph_c_1_330_r180%

Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- Excellent Investment Opportunity
- Sold With Tenant In-Situ
- Spacious Lounge/Diner
- Two Bedrooms
- Well Maintained Communal Grounds

53 Creed Way, West Bromwich, B70 9JT

Offers Over £120,000

Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

Early viewing is highly recommended to fully appreciate this well presented GROUND FLOOR APARTMENT which also benefits from a good paying tenant in-situ. Conveniently situated for all amenities including local shops/supermarket and the main commuter routes to West Bromwich Town Centre. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

COUNCIL TAX BAND B Sandwell Metropolitan Borough Council

The Agent understands that the property is leasehold with approximately 132 years remaining. Service Charge is currently running at £900 per annum and is payable in two installments. The Ground Rent is currently running at £250 per annum and we have been advised does not have a review period. However, we are still awaiting confirmation from the vendor's Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

FIXTURES AND FITTINGS as per sales particulars.

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.

