

Offers Over £149,950

Jayman  
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Estate Agents



**10 Bowlas Avenue**

Sutton Coldfield, West Midlands, B74 2TT



# 10 Bowlas Avenue, Sutton Coldfield, West Midlands B74 2TT

Jayman offer for sale this first floor two bedroom apartment in Four Oaks. The property is available with vacant possession. Excellent location, adjacent to Four Oaks Train Station. No Chain. (PROPERTY REQUIRES RENOVATION THROUGHOUT)

## Hallway

With two useful storage cupboards and doors leading to

## Bedroom 1 12' x 11'3 (3.66m x 3.43m)

Double bedroom with window to fore.

## Bedroom 2 12' x 11'4 (3.66m x 3.45m)

Double bedroom with window to fore.

## Lounge / Diner 23' x 15' (max) (7.01m x 4.57m (max))

Spacious living room providing space for lounge suite and dining furniture, large windows to front and rear and door to Kitchen.

## Kitchen 10'8 x 7'8 (3.25m x 2.34m)

With range of storage cupboards, cooker, space for appliances and window to rear.

## Bathroom

With bath (shower over) wash hand basin, wc and window to rear.

## Lease Information

125 years from 1988

£10 p/a ground rent.

£85.31 per month service charge

## Parking

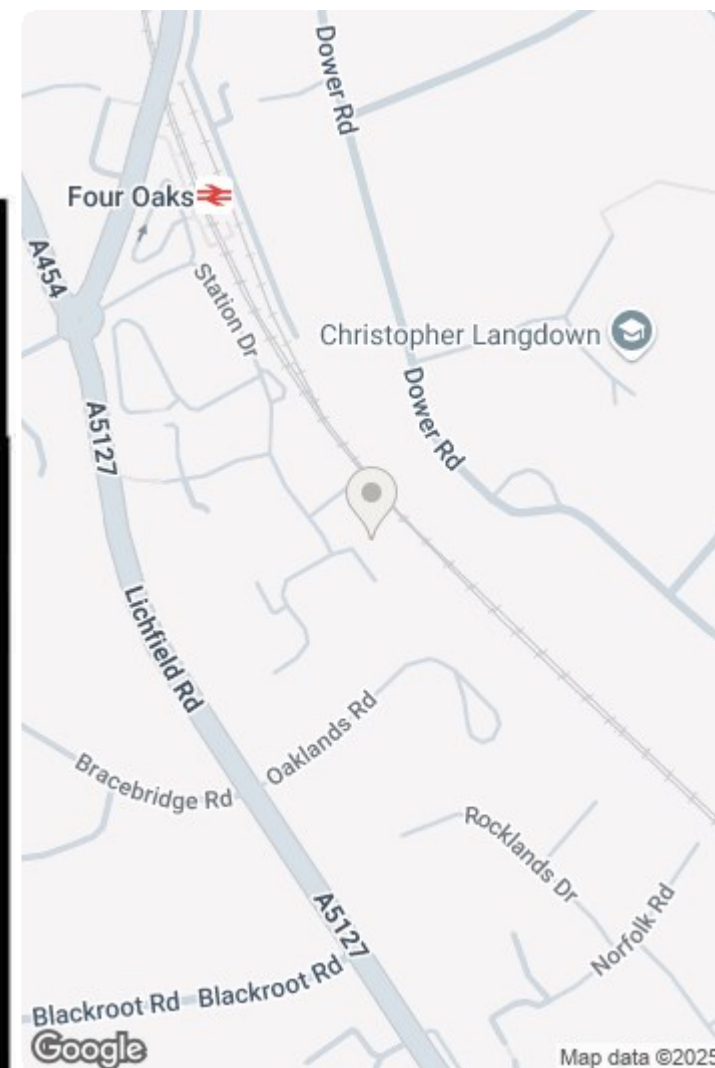
Unallocated parking in neighboring parking area.

## Communal Gardens

Gardens to rear.



**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			92-100 <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
70-80 <b>C</b>			70-80 <b>C</b>		
59-69 <b>D</b>			59-69 <b>D</b>		
48-58 <b>E</b>			48-58 <b>E</b>		
37-47 <b>F</b>			37-47 <b>F</b>		
26-36 <b>G</b>			26-36 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 73, Potential 76

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.



