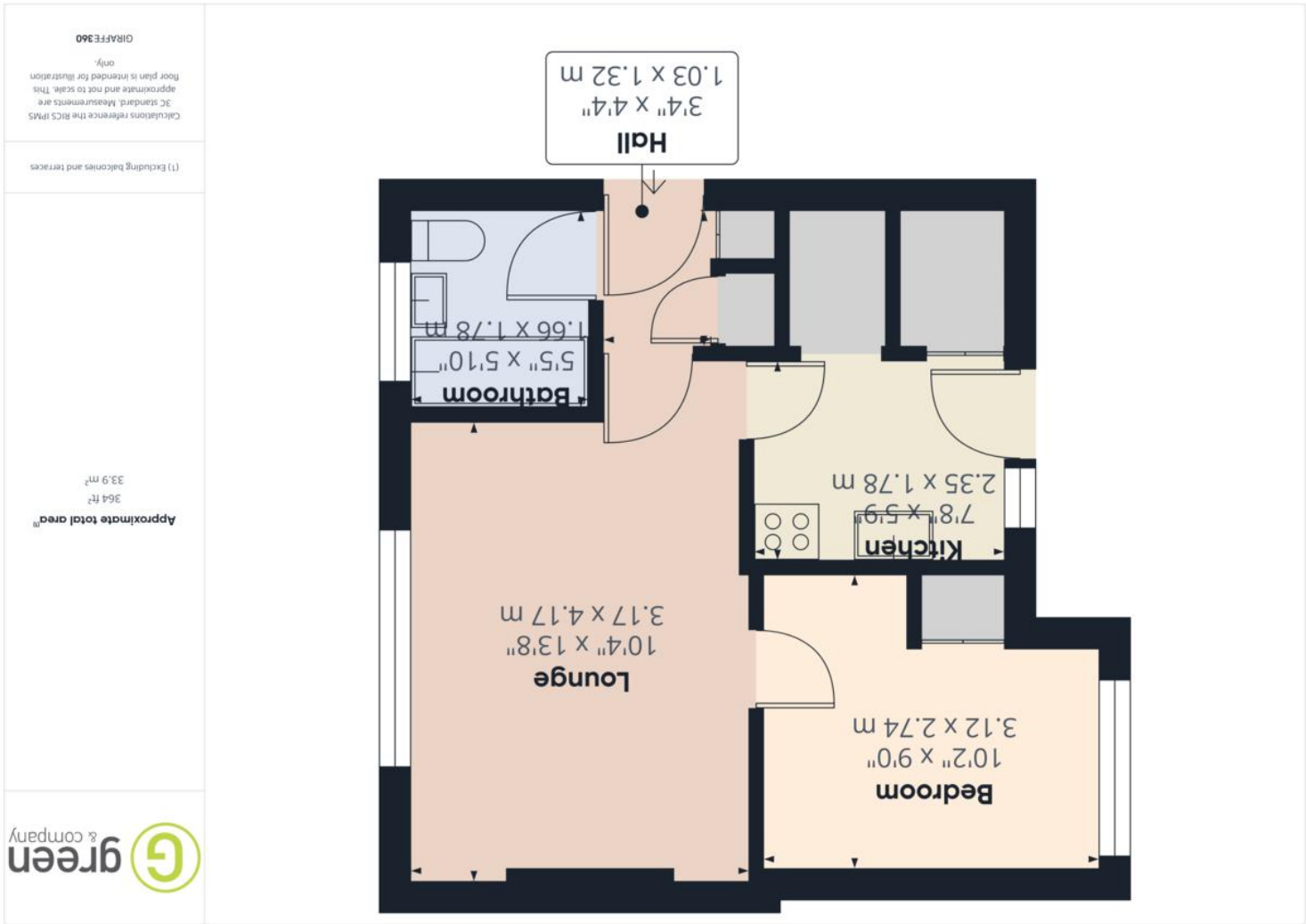


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- LOVELY GROUND FLOOR APARTMENT
- ONE BEDROOM
- LOW MAINTENANCE GARDEN
- VERY WELL PRESENTED
- LEASEHOLD
- IDEAL LOCATION

Buckland End, Hodge Hill, Birmingham, B34 6LB

£100,000



Property Description

What a wonderful opportunity to start your property journey with this well presented one bedroom ground floor apartment. This home really does allow you to get on the market or downsize and feel the comfort it offers. One of the benefits is the generous low maintenance garden to the rear of the apartment. The lounge is a well presented room with doors off to bedroom and kitchen and window to front bringing in natural light. The home has good storage with cupboards in hall, kitchen and outdoor store. Located on Buckland End with local shops and amenities within 0.2 mile. Please call Green and Company to arrange your viewing.

Approached through its own front door into hall with tiled floor, two store cupboards, door to bathroom and lounge.

LOUNGE 10' 4" x 13' 8" (3.15m x 4.17m) Is a spacious room with a great feel, having window to front with blinds, radiator and doors to kitchen and bedroom.

KITCHEN 7' 8" x 5' 9" (2.34m x 1.75m) With tiled floor, tiled splashback, selection of wall and base units, sink, hob and oven, pantry cupboard, window and door to rear garden.

BEDROOM 10' 2" x 9' 0" (3.1m x 2.74m) With window to rear, radiator, built in wardrobe.

BATHROOM With tiled flooring, tiled walls, window to front, radiator and three piece bathroom suite.

GARDEN Is a lovely space for those relaxing days or nights and is low maintenance wrapping around the side of apartment, benefitting from walled and fence boundary, paved patio and pathway, gravel feature area and gated access.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
Three - Good indoor and in home
EE, Vodafone - Good outdoor - variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 79Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.



Networks in your area:- Virgin Media, 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 101 years remaining. Service Charge is currently running at £534.55 per annum and is reviewed TBC. The Ground Rent is currently running at £10 per annum 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.

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