

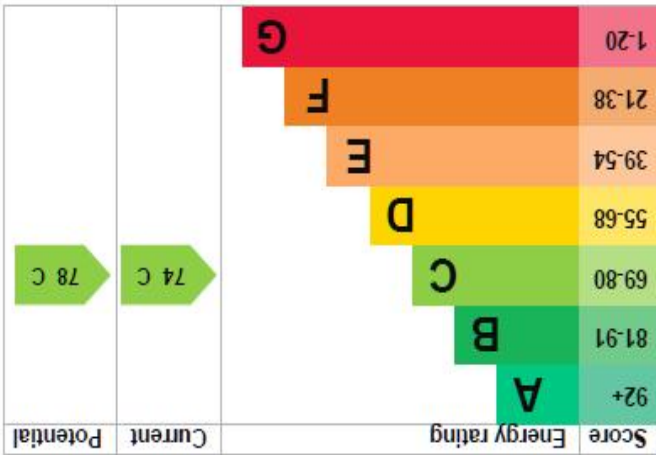
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100

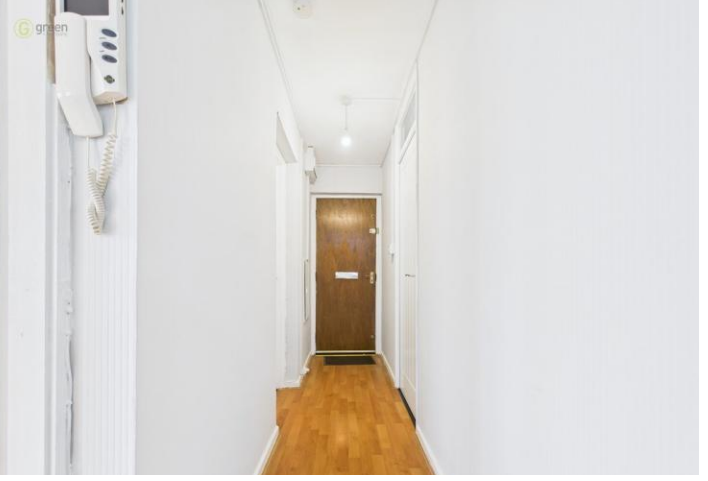


- NO CHAIN
- TWO DOUBLE BEDROOMS
- SECOND FLOOR FLAT
- SECURE ENTRY SYSTEM
- WELL PRESENTED THROUGHOUT
- KITCHEN

Hilleys Croft, Chelmsley Wood , Birmingham, B37 5BN

£100,000





## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

Are you a first time buyer or investor looking for a well presented property with great local amenities and transport links? Then this home is for you!

Being conveniently located on Hilley's Croft in Chelmsley Wood which is within walking distance to local amenities, schooling facilities and public transport links. It is also close to most motorway links.

Offered on a no chain basis and being well presented throughout, the property comprises hallway, two double bedrooms, lounge, kitchen and bathroom.

Make sure to call Green & Company today to arrange your viewing and avoid missing out on this ideal opportunity!

Approaching the property from Hilley's Croft, through the secure communal entrance and up to the second floor into this property, you are greeted with:-

**HALLWAY** 18' 11" x 2' 10" (5.79m x 0.87m) With laminate wooden effect flooring, storage cupboards at the end and doors leading to the two bedrooms, bathroom and lounge.

**LOUNGE** 21' 6" x 11' 5" (6.56m x 3.48m) Being a dual aspect space with large double glazed windows, wooden effect laminate flooring, two pendant light fittings and two radiators. The kitchen is also accessed from this space.

**KITCHEN** 9' 6" x 11' 5" (2.9m x 3.50m) With tiled flooring, two storage cupboards, double glazed window to the front, a mixture of wall and base units in a wooden effect style which incorporates the sink unit.

**BEDROOM ONE** 13' 4" x 11' 6" (4.08m x 3.51m) With carpeted flooring, pendant light fitting, double glazed window to the rear and radiator.

**BEDROOM TWO** 13' 0" x 8' 5" (3.98m x 2.57m) With carpeted flooring, pendant light fitting, double glazed window to the front and radiator.

**BATHROOM** 8' 7" x 6' 0" (2.62m x 1.83m) With linoleum flooring, bath with mixer tap and electric shower over, WC, sink unit, radiator and obscure double glazed windows to the front.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

02, Three - Good outdoor

EE, Vodafone - Good outdoor and variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

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 120 years remaining. Service Charge is currently running at £800 every 3 months and is reviewed TBC. The Ground Rent is currently running at £25 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 Solicitor or Surveyor. Please note that all measurements are approximate.

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**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100