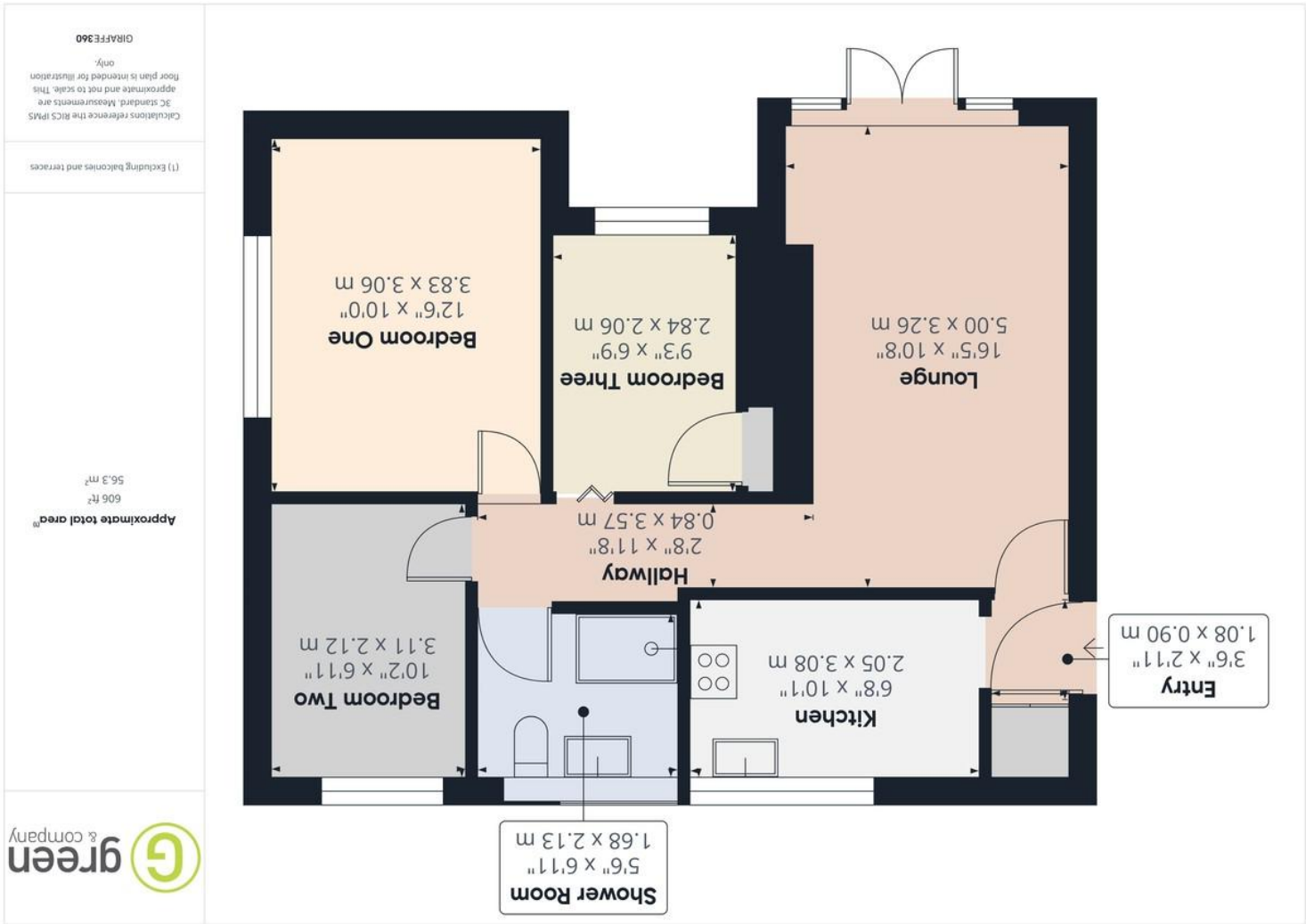


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE

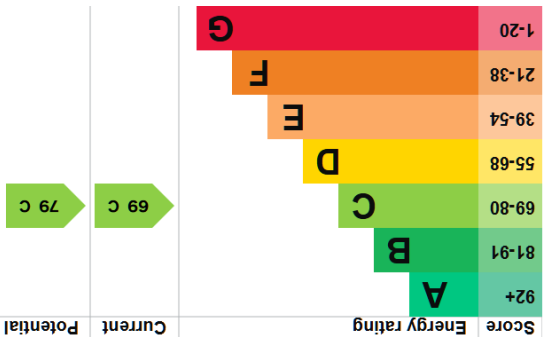


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- GROUND FLOOR APARTMENT
- SHOWER ROOM
- LOUNGE WITH FRENCH DOORS LEADING OUT
- KITCHEN

Warwick Court, Chester Road, Kingshurst, Birmingham, B36 0LH

Offers In Region Of  
£140,000





## Property Description

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

WOW, what a wonderful addition to the market this home is! Green & Company are pleased to present this three bedroom, ground floor apartment located in the ever popular Warwick Court in Kingshurst. Being exceptionally well presented throughout, this property offers the ideal purchaser the chance to obtain a turn key property, which will come with an extended lease on completion, close to local amenities, schooling facilities and great transport links.

Comprising of, hallway, lounge, kitchen, three bedrooms and modern style shower room. Outside offers communal garden to the rear elevation and an allocated parking space to the front.

Viewing is highly recommended to appreciate what is on offer here so make sure to call today to arrange your appointment!

The property is approached via a communal entrance with secure intercom entry system. Through the front door you are greeted with :-

INNER HALLWAY 3' 6" x 2' 11" (1.08m x 0.90m) With geometric print vinyl flooring and pantry cupboard

KITCHEN 6' 8" x 10' 1" (2.05m x 3.08m) With spotlighting, geometric print flooring, a mixture of modern style wall and base units and breakfast bar with work surface over, tiled splashback, electric hob and oven, integrated dishwasher, radiator and double glazed window to the front.

LOUNGE 16' 5" x 10' 8" (5m x 3.26m) Being a bright space with light flooding in from the French Doors to the rear elevation, wooden effect flooring, spotlights, electric fire place as well as a radiator to complete the space.

INNER HALLWAY 2' 9" x 11' 8" (0.84m x 3.57m) With wooden effect flooring and doors leading to bedrooms one, two and three as well as the modern shower room.

BEDROOM ONE 12' 6" x 10' 0" (3.83m x 3.06m) Being spotlighted with double glazed window to the side elevation, blinds to the window and radiator.

BEDROOM TWO 10' 2" x 6' 11" (3.11m x 2.12m) With spotlights, carpeted flooring, double glazed window to the front with blinds and radiator.

BEDROOM THREE 9' 3" x 6' 9" (2.84m x 2.06m) With spotlights, wooden effect flooring, double glazed window to the rear, blinds to the window and single cupboard for storage.

SHOWER ROOM 5' 6" x 6' 11" (1.68m x 2.13m) With tiled flooring, heated towel rail, vanity style sink with mixer tap, walk in shower cubicle with glass surround, rainfall style shower head and obscure double glazed window with blinds.

Council Tax Band A Solihull Metropolitan Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed NA Mbps. Highest available upload speed NA Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- EE, Three

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 61 years remaining. Service Charge is currently running at £1872 per annum and is reviewed TBC. The Ground Rent is currently running at £TBC 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100