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& company



- TWO BEDROOM APARTMENT
- LEASEHOLD
- PERMIT PARKING
- COMMUNAL GARDEN
- GROUND FLOOR WITH VERANDA
- IDEAL LOCATION



Rectory Gardens, Castle Bromwich, Birmingham, B36 9DG

Offers In Region Of £190,000



Property Description

What a wonderful two bedroom ground floor apartment situated in the ever popular Rectory Gardens, ideal position on Rectory Lane. This home is spacious and offers ample storage with airing cupboard and cloaks cupboard in hallway. Secure entrance to the building and entering this very well presented home. This really does offer luxury and style and benefits, refitted bathroom, two bedrooms, lovely lounge with patio doors to veranda and refitted kitchen with quartz worktops complete this lovely home. Communal garden, garage and permit parking also benefit this home. Ideal for anyone looking to downsize without compromising on quality or alternatively this would make a great first time buyer home. Call Green and Company to arrange your viewing.

HALL Is off the communal entrance which is accessed via the secure door to front, offering intercom, tiled flooring, storage heater, airing cupboard, cloaks cupboard and doors to bedrooms one, two, bathroom and lounge.

LOUNGE 21' 6" x 12' 10" (6.55m x 3.91m) Is a spacious room and offers feature electric fire, feature ceiling with spotlights and LED lighting, patio doors to veranda which has tiled flooring and spotlights entering garden, two storage heaters, window to front and opening to:-

KITCHEN 10' 10" x 7' 3" (3.3m x 2.21m) With refitted modern style contrasting wall and base units, quartz worktop, glass feature mosaic wall, tiled flooring, range style electric cooker, integrated washing machine, window to front, blinds.

BEDROOM ONE 11' 6" x 9' 10" (3.51m x 3m) Overlooks the garden with blind, electric heater and lighting.

BEDROOM TWO 11' 8" x 7' 9" (3.56m x 2.36m) Overlooks garden with blind, electric heater.

BATHROOM Is a luxurious room with slipper bath, quadrant shower cubicle, mixer shower, vanity unit with sink, WC, heated towel rail, tiled floor and travertine effect wall tiling with feature border, window to front with blinds, 3 way spotlights.

GARAGE (UNMEASURED) Is separate in a block and benefits from up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Solihull Metropolitan Borough Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 10Mbps.

Networks in your area:- 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 100 years remaining. Service Charge is currently running at £140 and is reviewed TBC. The Ground Rent is currently running at included in service charge 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.

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.

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