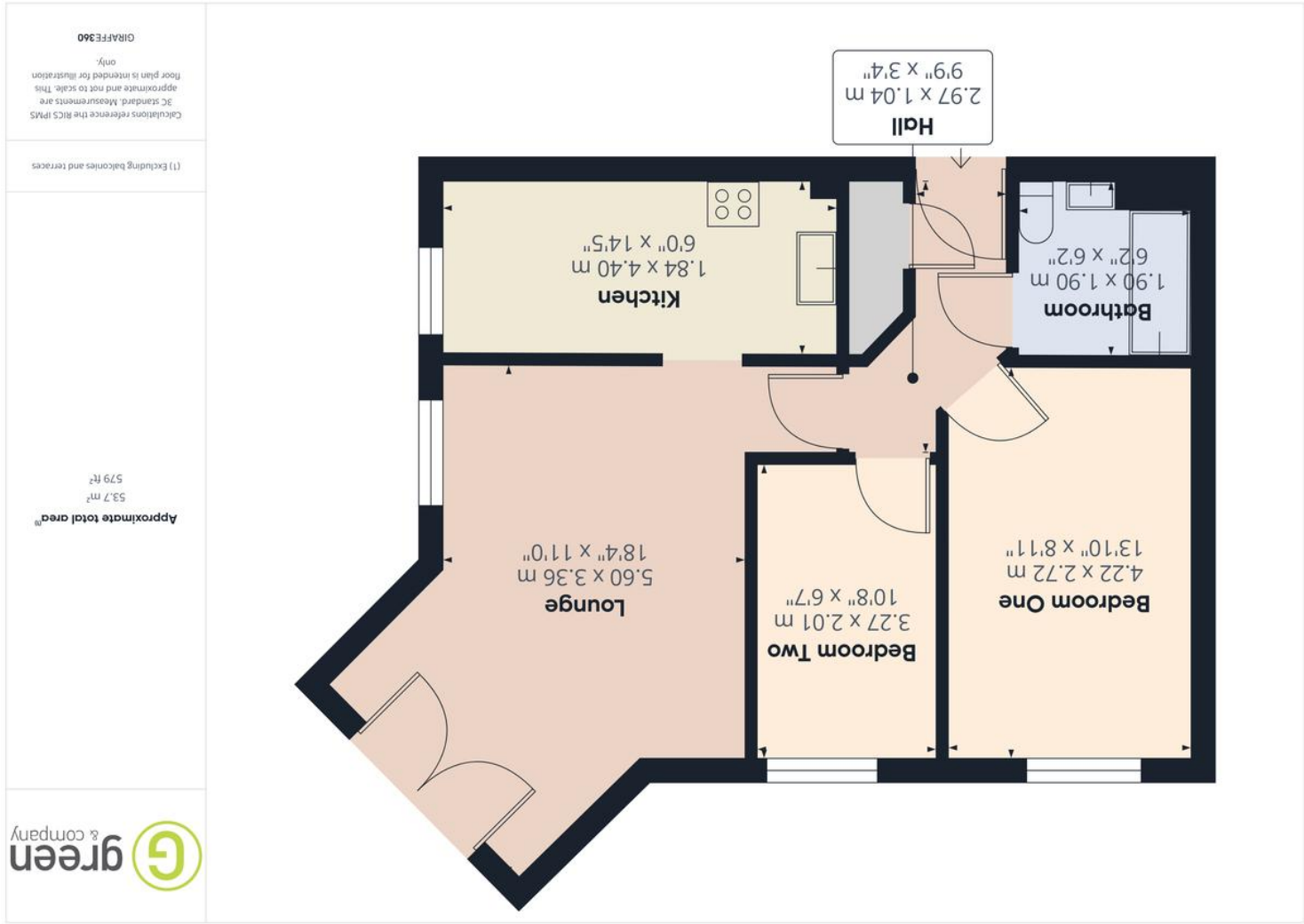


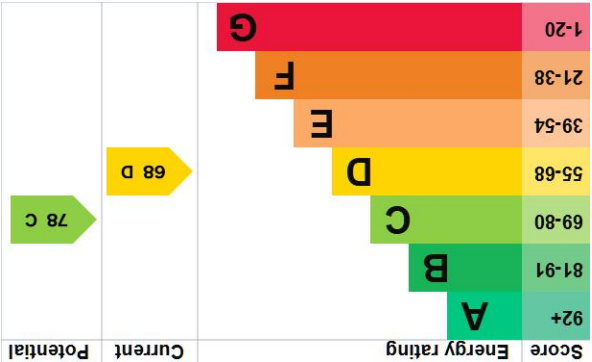
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- TWO BEDROOM SECOND FLOOR APARTMENT
- GREAT VIEWS
- ALLOCATED PARKING
- JULIET BALCONY
- BREAKFAST KITCHEN
- WELL PRESENTED



School Drive,
Shard End, Birmingham, B34 7NR

Offers Over £120,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Fabulous opportunity to purchase this wonderful second floor two bedroom apartment set in this aesthetically pleasing apartment block overlooking open aspect greenery with children's park making this ideal for small families, alternatively this spacious home will be perfect for couples looking to get on the property ladder or investors looking to add to their portfolio. This is a modern property and benefits from two bedrooms, generous lounge, kitchen with granite breakfast bar, the apartment also comes with dedicated parking space. Situated in a desirable location so please call Green and Company to arrange your viewing.

Approached off York Crescent onto School Drive with allocated parking in apartment carpark behind the building and views over the front.

HALL Is approached to second floor through communal hallway and benefits from airing cupboard, electric heater, doors to bedrooms, lounge and bathroom.

LOUNGE 18' 4" x 11' 0" (5.59m x 3.35m) With laminate flooring, electric feature fire, window to front with blinds, amazing Juliet balcony with french doors, electric heater and opening to:-

KITCHEN 6' 0" x 14' 5" (1.83m x 4.39m) With laminate tile effect flooring, wall and base units, granite breakfast bar, integrated oven, electric hob, window with blinds, plumbing for washing machine.

BEDROOM ONE 13' 10" x 8' 11" (4.22m x 2.72m) With window and blinds, electric heater and mirrored sliding wardrobe.

BEDROOM TWO 10' 8" x 6' 7" (3.25m x 2.01m) With window and blinds, electric heater.

BATHROOM With tiled flooring, bath, sink, WC, electric heater, mixer shower and extractor fan.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE- Good outdoor and in home

Three, Vodafone - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

Highest available upload speed 220Mbps.

Networks in your area:-

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 134years remaining. Service Charge is currently running at £1724.58per annum and is reviewed TBC. The Ground Rent is currently running at £120 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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