

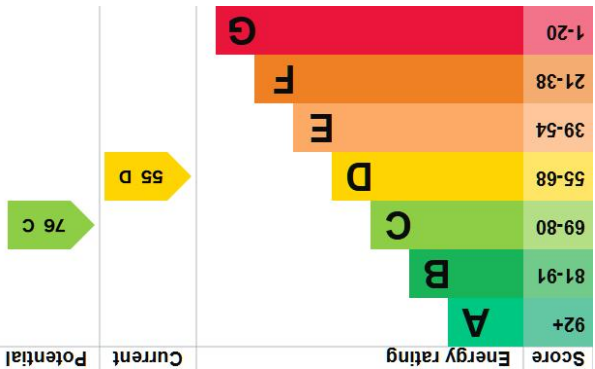
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Castle Bromwich | 0121 241 1100



- TWO BEDROOM MAISONETTE
- ONLY £40 PER MONTH SERVICE CHARGE
- ALL ELECTRIC
- GARAGE
- GROUND FLOOR
- LONG LEASE

Cooks Lane, Birmingham, B37 6NF

Offers Over £120,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

What a great opportunity for any first time buyer or investor to purchase this ground floor maisonette, benefitting only £40 per month for service charge and a massive 981 years to the lease and coming with the Benefit of NO CHAIN. This is a spacious home with its own front door and porch, good sized hall with lounge, kitchen, two bedrooms, two store cupboards, bathroom and WC, this home even has the added benefit of a single garage. Situated on Cooks Lane Tile Cross with good transport links, shops and amenities. Call Green and Company to arrange your viewing.

PORCH WAY Accessed via Cooks Lane having vinyl flooring, light and door to hall.

HALL Is a generous size and has all doors to lounge, kitchen, two store cupboards, bedrooms, bathroom and WC, also with electric heater and vinyl flooring.

LOUNGE 11' 4" x 16' 3" (3.45m x 4.95m) With window to rear, two electric heaters.

KITCHEN 7' 11" x 8' 3" (2.41m x 2.51m) With window to front, mosaic effect tiled splashback, selection of wall and base units, wood effect worktop, electric hob, oven, strip light, sink and serving hatch.

BEDROOM ONE 11' 0" x 14' 7" (3.35m x 4.44m) With window to rear, electric radiator.

BEDROOM TWO 7' 9" x 9' 9" (2.36m x 2.97m) With window to front, built in wardrobe, electric heater and airing cupboard.

BATHROOM With vinyl flooring, half tiled walls, bath, sink and window to front.

WC With vinyl flooring and WC.

GARAGE In separate block in car park with wooden door (currently unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band A Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20Mbps.

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 981 years remaining. Service Charge is currently running at £40 per month and is reviewed annually. The Ground Rent is currently running alongside service charge and is reviewed annually. 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100