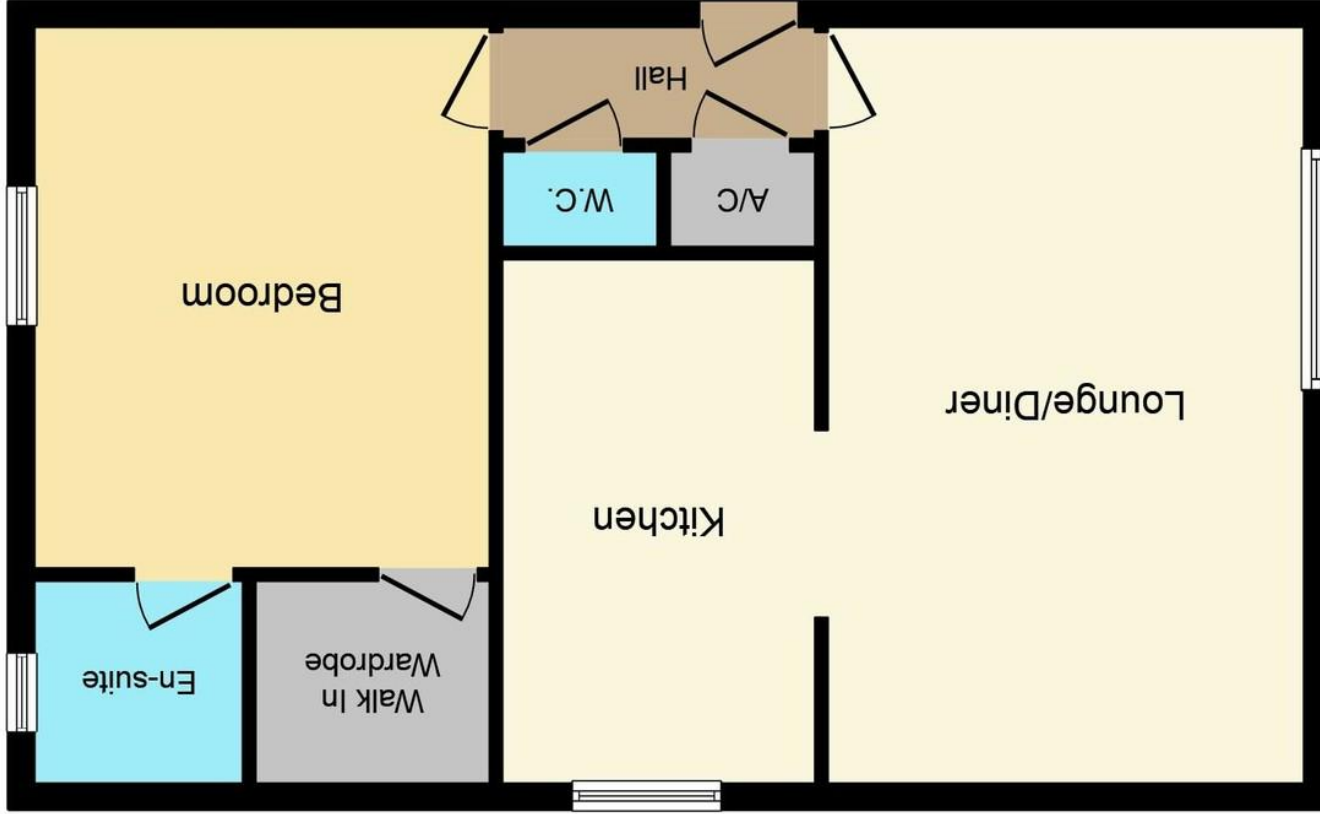


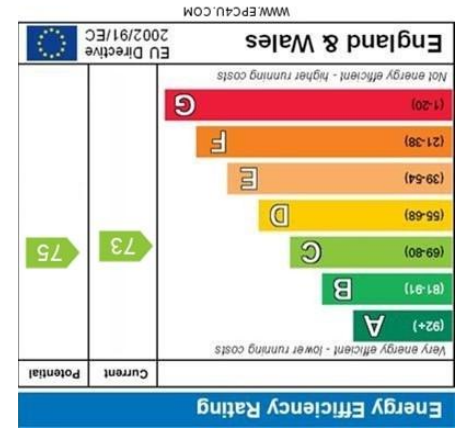
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

Floor Plan



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.



Great Barr | 0121 241 4441



- BEAUTIFUL GROUND FLOOR FLAT
- ONE BEDROOM
- LEASEHOLD
- NO CHAIN
- MASTER BEDROOM WITH EN-SUITE

Flat , Newton Road, Great Barr, Birmingham, B43 6AF

Offers Over £130,000



Property Description

Presenting this immaculate one bedroom ground floor flat, currently listed for sale, offering a modern and stylish living space that is ideally suited for couples. The property boasts an open-plan design, integrating the kitchen with the reception room, creating a spacious and airy atmosphere.

The kitchen is a contemporary space, featuring state-of-the-art appliances and fittings, seamlessly blending with the rest of the open-plan layout. The reception room is a real highlight, graced with expansive, large windows that flood the space with an abundance of natural light, creating an inviting and warm ambience.

The property offers one well-proportioned double bedroom, complete with an en-suite and built-in wardrobes, providing ample storage space. The bedroom echoes the sleek style of the rest of the property, offering a private and comfortable retreat.

One of the distinguishing features of this property is the provision of parking, a sought-after amenity that adds an element of convenience to your daily routine.

Located in a neighbourhood with strong community ties, this property offers not only a stunning living space but also a vibrant local life. Public transport links are easily accessible, making commuting a breeze. Moreover, local amenities are just a stone's throw away, ensuring all your daily necessities are within easy reach.

In summary, this one-bedroom flat is an embodiment of modern, convenient living. Its exceptional condition, combined with its unique features and prime location, makes it a highly desirable property which is sure to attract significant interest.

HALLWAY Ceiling light point

GUEST WC Tiled, toilet, sink, radiator, ceiling light point.

LOUNGE/DINER 19' 2" x 11' 6" (5.84m x 3.51m) Carpeted, two ceiling light points, window to front and radiator, opening to:-

KITCHEN 9' 8" x 8' 6" (2.95m x 2.59m) Tiled, wall and base units, window to side, sink, oven, gas hob, extractor fan, built-in fridge/freezer, built-in dishwasher, space for washer dryer, spotlights, storage cupboard.

BEDROOM 12' 4" x 9' 6" (3.76m x 2.9m) Ceiling light point, built-in wardrobes, window to rear, radiator.

EN SUITE 6' 6" x 6' 2" (1.98m x 1.88m) Tiled, toilet, sink, bath with shower over, spotlights, window to rear and radiator.

OUTSIDE Allocated parking space, spaces for visitors, communal grounds to front and rear.

Council Tax Band B - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three



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 330 Mbps. Highest available upload speed 50 Mbps.

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 102 years remaining. Service Charge is currently running at £985.86 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £75.00 per annum and is reviewed (to be confirmed). 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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