

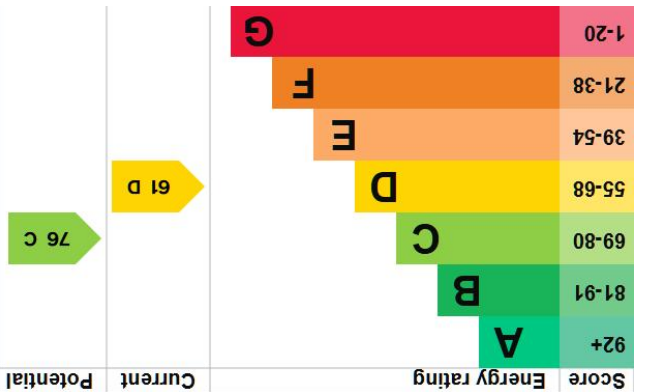
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Great Barr | 0121 241 4441



- GROUND FLOOR APARTMENT
- NO CHAIN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- BATHROOM



Flat Molhay Gardens, Walsall Road,
Great Barr, Birmingham, B42 1EU

Offers over £120,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Offered for sale is this ground floor apartment ideal for investment or first-time buyers. The property is situated off the Walsall Road and is easily accessible to public transport, shops and motorway links. The property benefits from no upward chain and briefly comprises, hallway, Lounge, kitchen, two double bedrooms and communal garden and communal parking.

The property is approached via communal entrance door leading to front entrance door into:-

RECEPTION HALLWAY Having ceiling light point, laminate flooring, opening to useful storage area, telephone entry system, wall mounted electric heater and doors off to bathroom, two storage cupboards, two bedrooms, lounge and doorway to kitchen.

LOUNGE 23' 6" x 11' 5" (7.16m x 3.48m) With double glazed windows to front and rear, laminate flooring, two wall mounted electric heaters and two ceiling light points.

KITCHEN 7' 3" x 10' 5" (2.21m x 3.18m) Having a range of base, wall and drawer units with worktop surfaces over, stainless steel sink unit with mixer tap and drainer to side, space and point for upright fridge freezer, double glazed window to rear, tiled splash backs, integrated oven with four ring electric hob above, space and plumbing for washing machine and ceiling light point.

BEDROOM ONE 11' 2" x 12' 1" (3.4m x 3.68m) Having double glazed window to front, laminate flooring, wall mounted electric heater and ceiling light point.

BEDROOM TWO 10' 1" x 9' 9" (3.07m x 2.97m) Having double glazed window to front, laminate flooring, wall mounted electric heater, ceiling light point and doors to built in wardrobe.

BATHROOM Having suite comprising; panel bath, low flush WC, wash hand basin, tiled splash backs and ceiling light point.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice likely available for EE, Three, Vodafone, limited for O2 and data likely available for EE, Three, Vodafone, limited for O2
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 240 Mbps. Highest available upload speed 36Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
Networks in your area - O penreach, Virgin Media

The mobile and broadband information above has been obtained from the

Mobile and Broadband checker - O fcom 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 A agent understands that the property is leasehold with approximately 93 years remaining. Service Charge is currently running at £104 per annum and is reviewed TBC. The Ground Rent is currently running at TBC 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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WANT TO SELL YOUR OWN PROPERTY?
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