

Property Description

OUTSIDE To the front is a gated entrance with allocated parking.

ENTRANCE HALL Carpeted, central heating radiator, ceiling lights.

LIVING AREA / KITCHEN AREA Living area - 17' 9" x 9' 3" (5.43m x 2.84m)
Kitchen area - 10' 11" x 5' 7" (3.33m x 1.72m)

Double glazed doors to the rear, laminate wood flooring in the kitchen area, carpet in the living area, ceiling lights, double glazed windows in the roof, kitchen has a fitted hob and oven, space for fridge, space for washing machine, sink with mixer tap and boiler, double glazed window to rear.

BATHROOM 6' 11" x 5' 8" (2.11m x 1.73m) Having wc, sink, double glazed window to side, towel heater radiator, vinyl flooring, walk-in shower with shower head.

BEDROOM TWO 10' 8" x 8' 4" (3.25m x 2.54m) Double glazed window to the rear, gas central heating radiator, carpeted, ceiling lights.

BEDROOM THREE 8' 7" x 8' 8" (2.62m x 2.64m) Central heating radiator, double glazed doors to rear, carpeted, ceiling lights.

BEDROOM ONE 9' 0" x 14' 10" (2.74m x 4.52m) With central heating radiator, two doors for storage.

EN SUITE 9' 0" x 2' 7" (2.74m x 0.79m) Walk-in shower, tiled flooring, wc and hand wash basin, double glazed window to the side.

Council Tax Band C - Sandwell

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

Mobile coverage for:

EE - Good outdoor, variable in-home
O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 164 Mbps.
Highest available upload speed 22 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps.
Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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 978 years remaining. Service Charge is currently running at £1630 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £153.09 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.

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 Convey or.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441