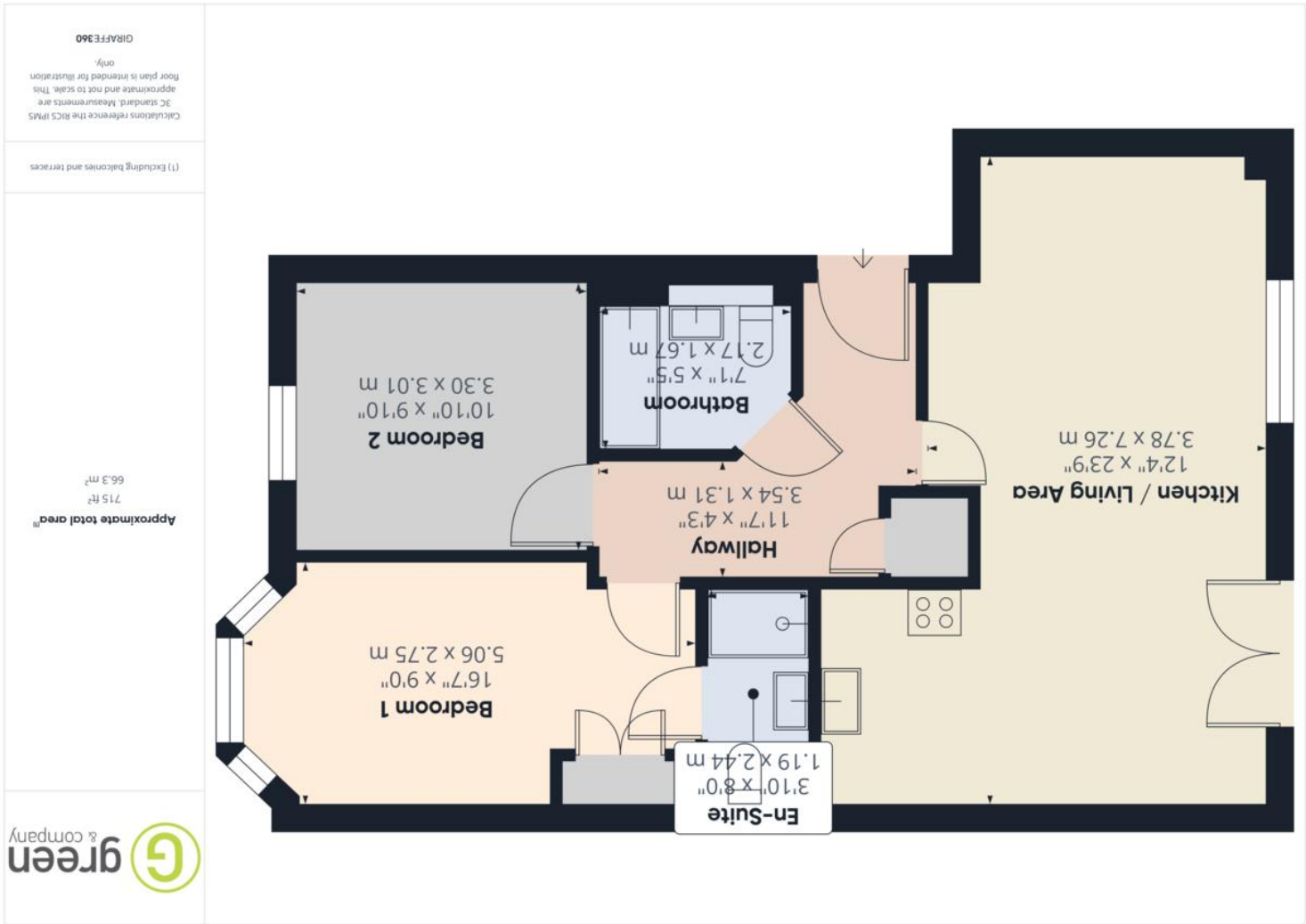


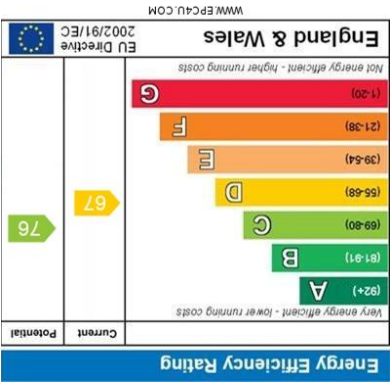
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- READY TO MOVE IN
- MASTER WITH EN-SUITE
- RENOVATED KITCHEN
- GREAT TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING



Hailwood Drive, Great Barr, Birmingham, B43 6BY

Offers In Excess Of
£180,000



Property Description

Step into luxury with this stunning two-bedroom, two-bathroom gem boasting 713 square feet of pure refinement. Perfectly situated on the ground level, this haven offers a meticulously designed open-concept floor plan for a contemporary lifestyle. As you set foot into its spacious living area, you will immediately appreciate the well-equipped kitchen featuring a charming stove, where you can cook up a storm. The property also comes with 2 beautifully appointed bathrooms, each fitted with a shower and a bath ensuring your everyday routines feel like a spa experience. From its trendy finishes to its thoughtful layout, this property embraces comfortable living without compromising on style.

Having a communal front door entrance, carpeted and ceiling lights.

HALLWAY Having carpet, ceiling lights, door into living room/kitchen.

KITCHEN/LIVING AREA 12' 4" x 23' 9" (3.76m x 7.24m)

LIVING ROOM Carpeted, ceiling lights, double glazed windows to the rear, gas fireplace.

KITCHEN Having wall and base units, integrated hob, sink with mixer taps, space for washing machine, integrated oven, space for fridge, ventilator above the oven, double glazed door out to the communal garden and there is a private section with the apartment, storage heaters.

BATHROOM 7' 1" x 5' 5" (2.16m x 1.65m) Fully tiled, sink with mixer taps, wc, towel radiator, bath with mixer taps and electric shower over.

BEDROOM TWO 10' 10" x 9' 10" (3.3m x 3m) Carpeted, double glazed windows to front, ceiling light.

BEDROOM ONE 16' 7" x 9' 0" (5.05m x 2.74m) Double glazed windows to front and side, carpeted flooring, ceiling light.

EN SUITE 3' 10" x 8' 0" (1.17m x 2.44m) Towel radiator, wc, sink with mixer taps, walk-in shower.

Council Tax Band C - Sandwell

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

Mobile coverage for:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 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 105 years remaining. Service Charge is currently running at £1,100 per annum and is reviewed annually. The Ground Rent is currently running at £220 per annum 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 4441