

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 Conveyor.



Great Barr | 0121 241 4441



- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING SPACE
- MASTER WITH EN-SUITE
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN



Oatfield Court, Hamstead Road,
Great Barr, Birmingham, B43 5BW

£170,000



Property Description

Coming to market is this newly renovated ground floor apartment just off the Newton Road. it's located in it's own estate and has allocated parking right outside the door. Inside are two double bedrooms with the master having an En-Suite in great condition with a walk in shower, W/C and sink. At the end of the hall way you will find the spacious living room with windows letting in loads of light leaving the room feeling really airy and light. Attached to the living room is a good sized modern kitchen with integrated hob and extractor fan, oven and microwave, washing machine all whilst leaving space for a fridge of your choosing.

This new apartment is a must see, it has a great price and is in great condition internally. Get a viewing booked now before you miss out!!

OUTSIDE TO THE FRONT Having allocated parking, this apartments parking is next to the entrance door and entering into:-

WELCOMING COMMUNAL HALLWAY With first door to:-

HALL Having carpeted flooring, gas central heating radiator, ceiling lights and access to:-

LIVING ROOM With double glazed windows to front, carpeted flooring, wall and ceiling lights, gas central heating radiator and access to:-

KITCHEN Having a modern range of wall and base units, integrated hob and extractor fan, oven and microwave, integrated washing machine, space for fridge, sink with mixer tap, gas central heating boiler, gas central heating radiator and double glazed window to front.

BATHROOM Having bath, sink with mixer tap, half tiled walls and vinyl flooring, gas central heating radiator, WC, ceiling lights.

BEDROOM ONE Having double glazed windows to front, gas central heating radiator, carpeted flooring and door to ensuite.

ENSUITE Having vinyl flooring, tiled walk in shower, electric shower, WC, sink with mixer tap and gas central heating radiator.

BEDROOM TWO Having double glazed window to front, carpeted flooring, gas central heating radiator and ceiling lights.

STORE ROOM With gas central heating radiator, carpeted flooring and ceiling lights.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home

EE - Good outdoor and variable in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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 106 years remaining. Service Charge is currently running at £2200 per annum and is reviewed TBC. The Ground Rent is currently running at £175 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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