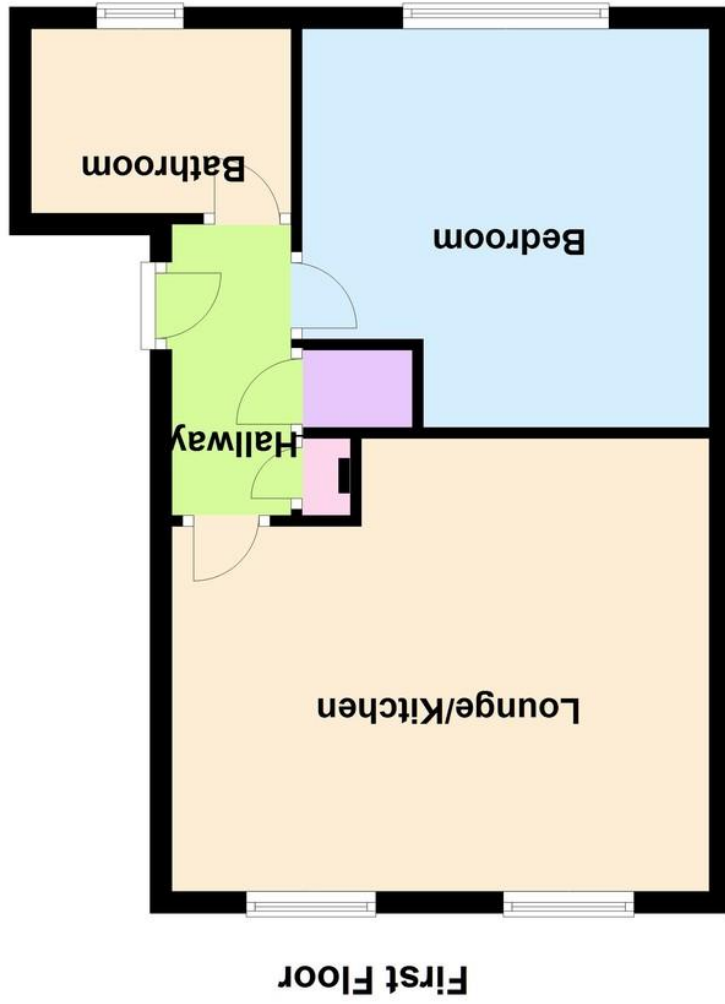


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

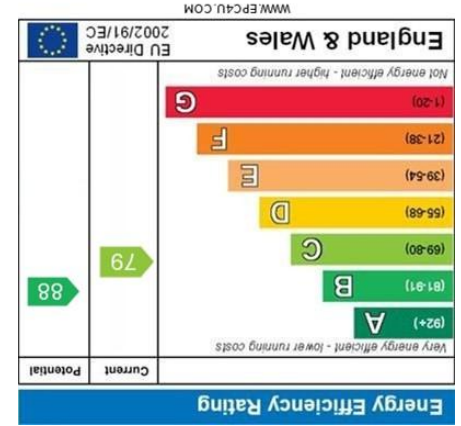
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Boldmere | 0121 321 3991



- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- MASTER BEDROOM
- FITTED KITCHEN
- BATHROOM
- DOUBLE GLAZED WHERE SPECIFIED

Somerton Court, Turfpits Lane, Erdington, Birmingham, B23 5DS

£105,000



## Property Description

Green and Company are delighted to bring to market this beautifully presented, first floor apartment which would be ideal for a first time buyer or buy to let investor. In brief the accommodation comprises hallway, lounge/kitchen/diner, double bedroom and bathroom. The property benefits from allocated parking, double glazing (where specified), and no upward chain. The location offers great access to both Erdington and Sutton Coldfield Centres as well as an easy commute into Birmingham City Centre.

The property is approached via a pathway leading to secure communal entrance door with intercom access.

**HALLWAY** Having two built-in storage cupboards, wall mounted electric heater and doors off to the following accommodation: -

**OPEN PLAN LOUNGE/DINING AREA/KITCHEN** 15' 8" max x 13' 2" max (4.78m x 4.01m) Having two double glazed windows to front elevation, and wall mounted electric heater. The kitchen area is fitted with a range of high gloss wall and base level units with work surface over, incorporating a stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor fan, space and plumbing for automatic washing machine and space for further white goods.

**MASTER BEDROOM** 12' 3" max x 12' 7" max 9' 5" min (3.73m x 3.84m) Having double glazed window to rear elevation, wall mounted electric heater.

**BATHROOM** Having double glazed opaque window to rear, heated towel rail, and complementary tiling to walls. The bathroom is fitted with a suite comprising low flush wc, pedestal hand wash basin, and panelled bath with shower over.

**OUTSIDE** There is visitor parking along with secure allocated parking accessed via secure gates.

Council Tax Band A - Birmingham City Council

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

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

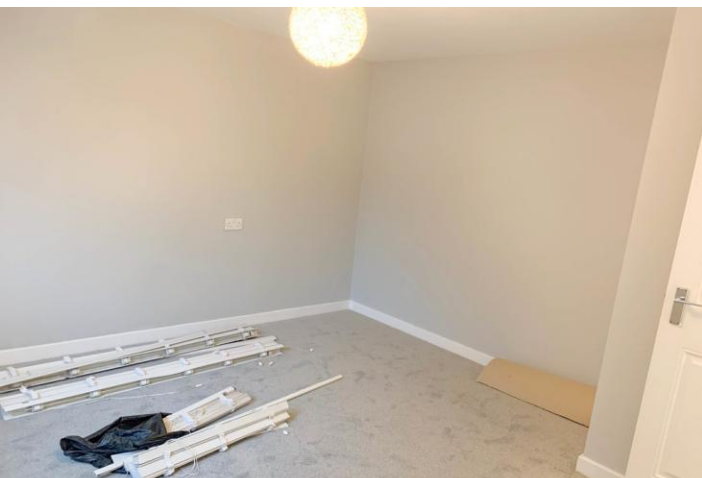
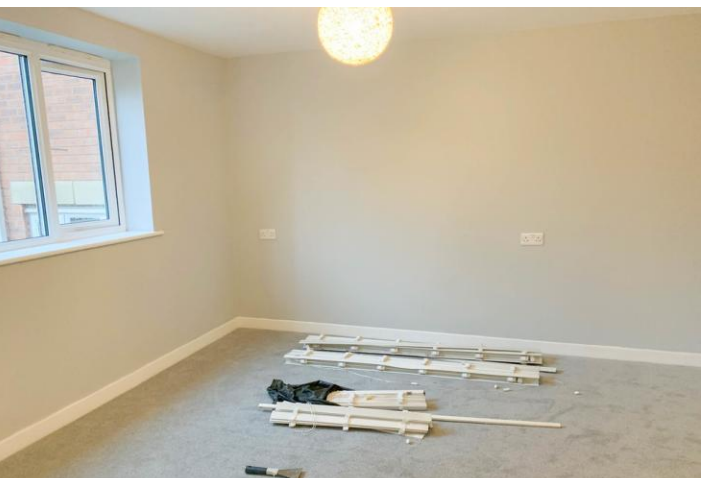
Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 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 1000 Mbps. Highest available upload speed 100 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 110 years remaining. Service Charge is currently running at approximately £1300 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £175 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.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991