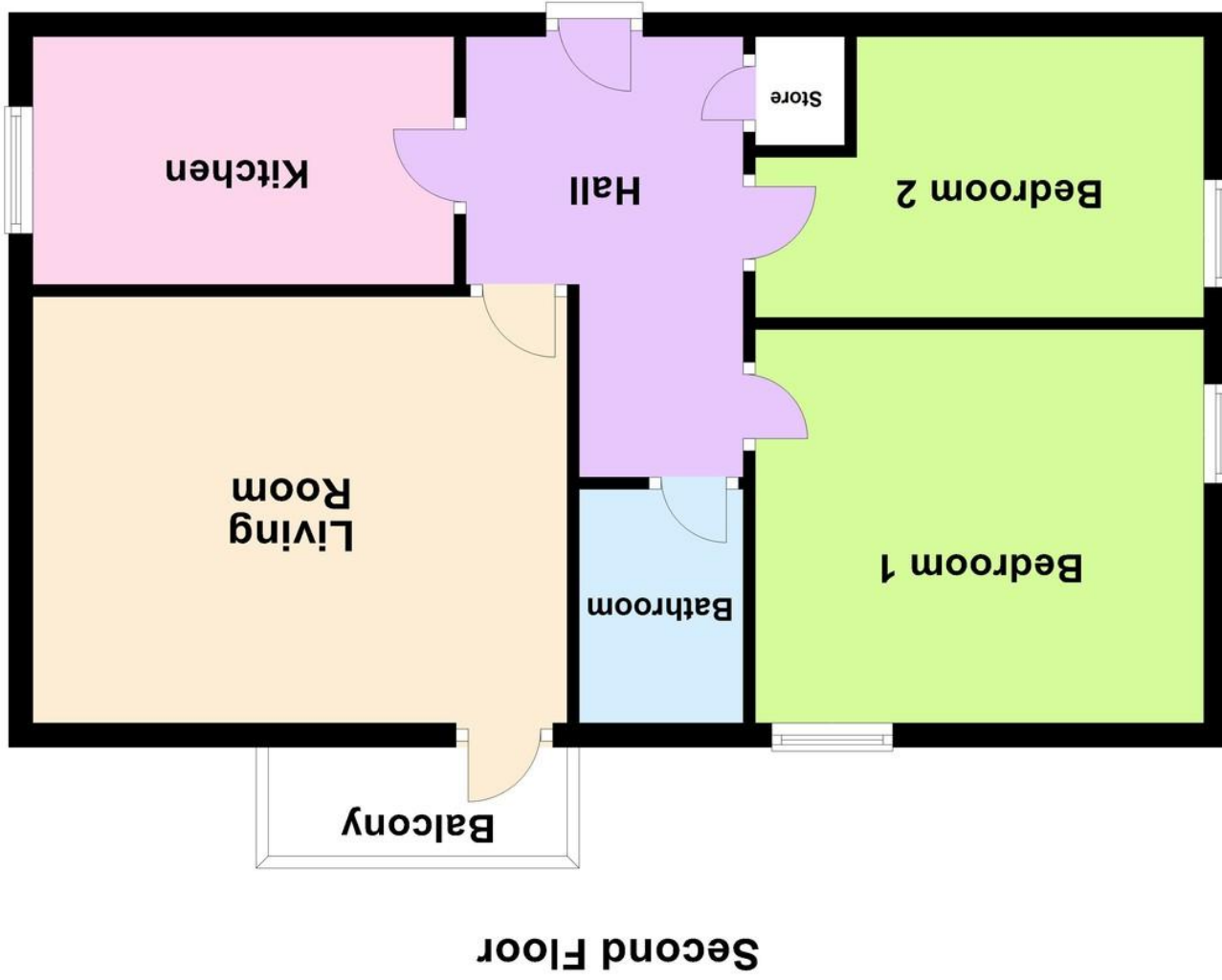


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



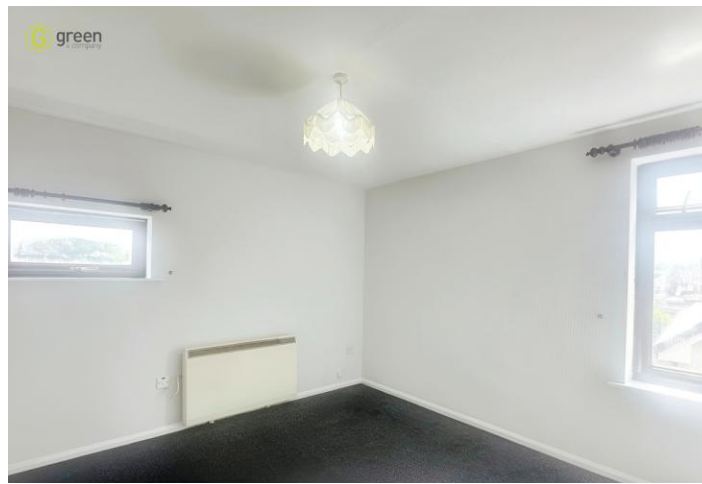
Boldmere | 0121 321 3991



- EXTENDED 176 YEAR LEASE
- PERFECT INVESTMENT OPPORTUNITY
- TWO BEDROOM SECOND FLOOR APARTMENT
- CLOSE TO LOCAL AMENITIES
- INTERCOM SYSTEMS

Guthrum Close , Erdington, Birmingham, B23 5JX

£120,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

A wonderful opportunity to get on the property ladder or buy into your first investment property. This second floor two bedroom apartment is in a desirable location close to local amenities and having amazing transport links. The property is comprised of two bedrooms, a good sized lounge and a shower room whilst benefitting from electric storage heating & double glazing throughout. Please call us now to book your viewing!

ENTRANCE HALL Carpeted and providing access to both bedrooms, lounge, bathroom and kitchen.

LOUNGE 11' 7" x 14' 11" (3.53m x 4.55m) Carpeted and having ceiling lights, double glazed window, power points and access to the balcony.

KITCHEN 6' 8" x 11' 5" (2.03m x 3.48m) Having Vinyl flooring, a range of wall and base units, double glazed window, ceiling light and power points.

BEDROOM ONE 10' 7" x 12' 3" (3.23m x 3.73m) Carpeted and having ceiling light, double glazed windows, electric storage heaters and power points.

BEDROOM TWO 7' 7" x 12' 2 max" (2.31m x 3.71m) Carpeted and having ceiling light, double glazed window, electric storage heater and power points.

OUTSIDE There is parking at the property behind a secure gated access system and having access to the garage.

Council Tax Band A - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 9 Mbps.

Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 66 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps.

Highest available upload speed 50 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.

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 176 years remaining. Service Charge is currently running at £1,800 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0 and is reviewed (not applicable). 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 321 3991