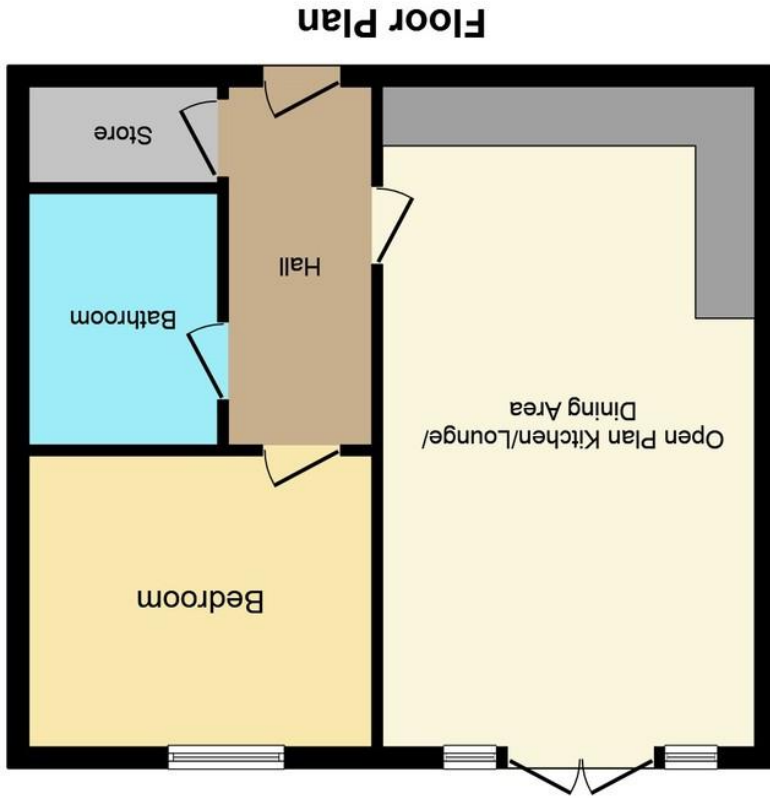


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	84 B

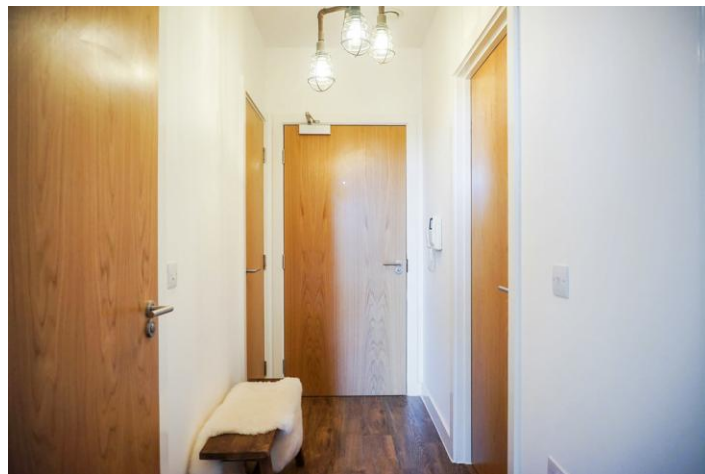
Boldmere | 0121 321 3991



- STUNNING LUXURY APARTMENT WITH BEAUTIFUL PARK VIEWS IN THE CENTRE OF TOWN
- STYLISH OPEN PLAN LIVING/DINING AND KITCHEN
- LUXURY BATHROOM

The Sutton, 8 King Edwards Square, Sutton Coldfield, B73 6AQ

£180,000



Property Description

This impressive and superbly presented modern apartment is situated in the heart of Sutton Coldfield, a short walk from the train station and within easy reach of the local shops, restaurants and bars in the town centre. The property must be viewed to fully appreciate the delightful accommodation on offer which enjoys elevated views and briefly comprises of a welcoming entrance hall, spacious open plan living area and kitchen, generously proportioned bedroom and luxury bathroom. Benefiting from a long lease, modern slimline electric heaters and a Juliet balcony to enjoy the attractive views, early viewing of this fabulous apartment is highly recommended. Ideal as a first time purchase or investment early inspection is strongly advised to avoid any disappointment.

There are light and airy communal areas with a lift and staircase to the apartment if approached via the lower level and a secure intercom entry system.

In brief the accommodation comprises:

ENTRANCE HALL Having a telephone intercom entry system, a useful storage cupboard with plumbing and space for a washing machine, wood effect flooring and doors to:

OPEN PLAN LIVING/DINING/KITCHEN 22' 9" x 11' 8" (6.93m x 3.56m) A superb open plan contemporary living and dining space, the living area has a Juliette balcony with stunning views over Sutton Park, ample space for a dining table and chairs for casual dining and opening directly in to the fitted kitchen.

FITTED KITCHEN Includes a stylish and contemporary range of contrasting wall and base mounted units with complementing work surfaces over and under cupboard lighting, integrated oven, hob and extractor fan over, integrated dish washer and fridge freezer, contrasting flooring, sink and drainer unit and spot lights throughout.

BEDROOM ONE 12' 2" x 10' 7" (3.71m x 3.23m) A large bedroom with a full height picture window with views towards Sutton Park, wall mounted heater and ample space for free standing or built in furniture.

BATHROOM A luxury bathroom to include a white suite with Porcelanosa tiling, a bath with shower over and shower screen, integrated WC, wash hand basin, heated towel rail and spot lights over head.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. 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 143 years remaining. Service Charge is currently running at £1700 per annum and is reviewed TBC. The Ground Rent is currently running at £300 per annum 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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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991