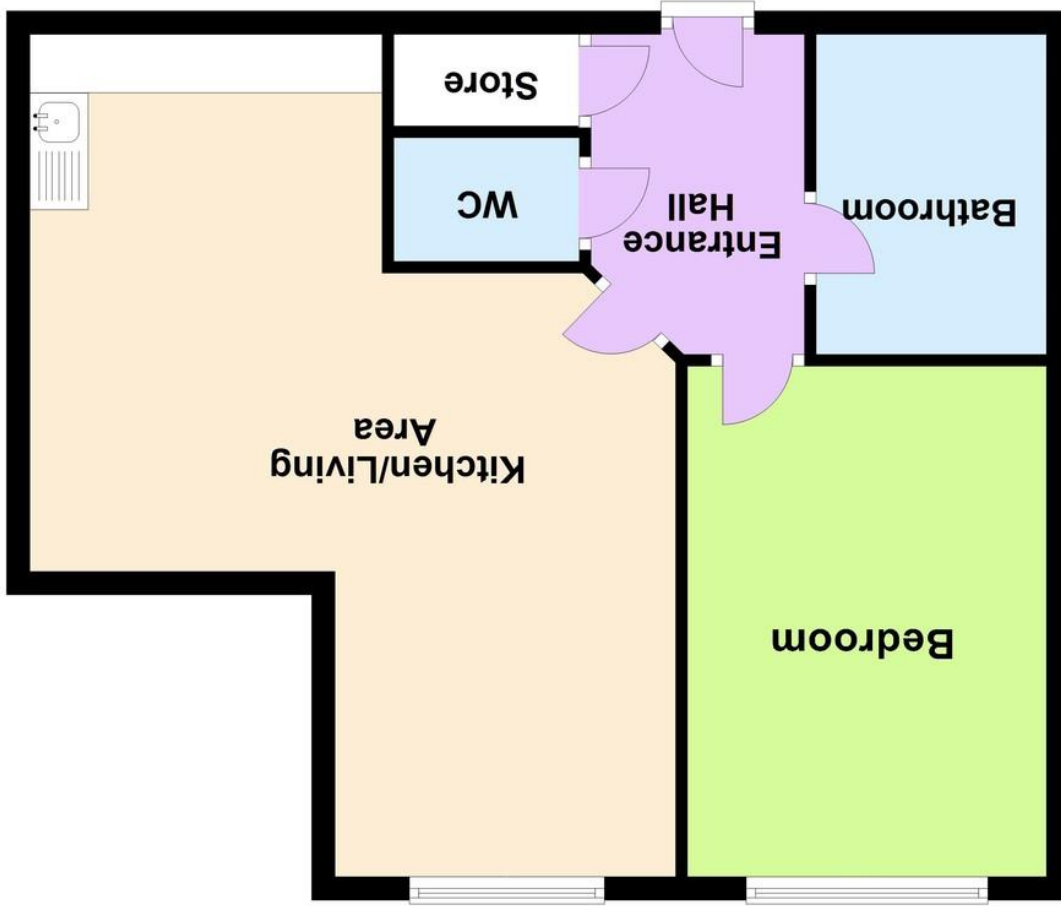
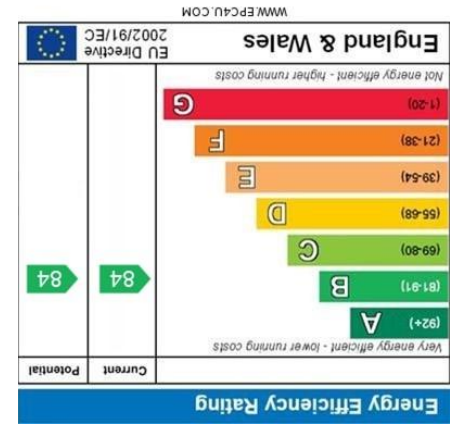


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Boldmere | 0121 321 3991



- ONE BEDROOM OVER 60S APARTMENT
- SECOND FLOOR
- LIFT ACCESS
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Apartment , St. Michaels Road, Boldmere,  
Sutton Coldfield, B73 5FU

£200,000





## Property Description

We are delighted to present this immaculate second floor one-bedroom over 60s apartment for sale, perfect for those seeking a modern and convenient living space. Situated in a location with excellent public transport links and local amenities, this property offers both comfort and accessibility. As you enter, you are greeted by a sleek kitchen equipped with modern appliances and a designated dining space, ideal for hosting guests or enjoying meals. The spacious reception room provides a versatile area for relaxation or entertainment. The flat boasts a well-appointed bedroom, providing a peaceful retreat at the end of the day. Having a security intercom and lift access this property ticks all the boxes.

Don't miss the chance to own this charming property that combines modern living with a prime location. Contact us today to arrange a viewing.

**COMMUNAL HALLWAY** The communal hallway is an impressive reception with access off of St Michaels Road.

There is a video security entry intercom system, stairs lead to the second floor landing with lift facility with views onto the rear courtyard. The lift leads to the second floor landing.

**ENTRANCE HALL** 9' 10" x 6' (3m x 1.83m) Providing access to master bedroom, kitchen/living area and bathroom.

**LIVING ROOM** 17' 7" max x 9' 7" min (5.36m x 2.92m) Carpeted, double glazed window, ceiling light and power points.

**KITCHEN / DINING AREA** 15' 2" max x 9' 11" min (4.62m x 3.02m) Having vinyl flooring, a range of wall and base units, fridge/freezer, cooker, microwave, sink, electric hob, ceiling light and power points.

**MASTER BEDROOM** 14' 4" x 10' 10" (4.37m x 3.3m) Carpeted, double glazed window, ceiling light, fitted wardrobes and power points.

**BATHROOM** 9' 10" x 6' (3m x 1.83m) Tiled throughout, free-standing bath, walk-in double shower, wash basin, low level wc, heated towel rail, ceiling lights.

**SEPARATE TOILET** 3' 6" x 5' 4" (1.07m x 1.63m) Tiled, low level wc, hand wash basin.

Council Tax Band C - Birmingham City Council

Predicted 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 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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 250 years remaining. Service Charge is currently running at £2600 and is reviewed yearly. The Ground Rent is currently running at £250 and is reviewed yearly. 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

