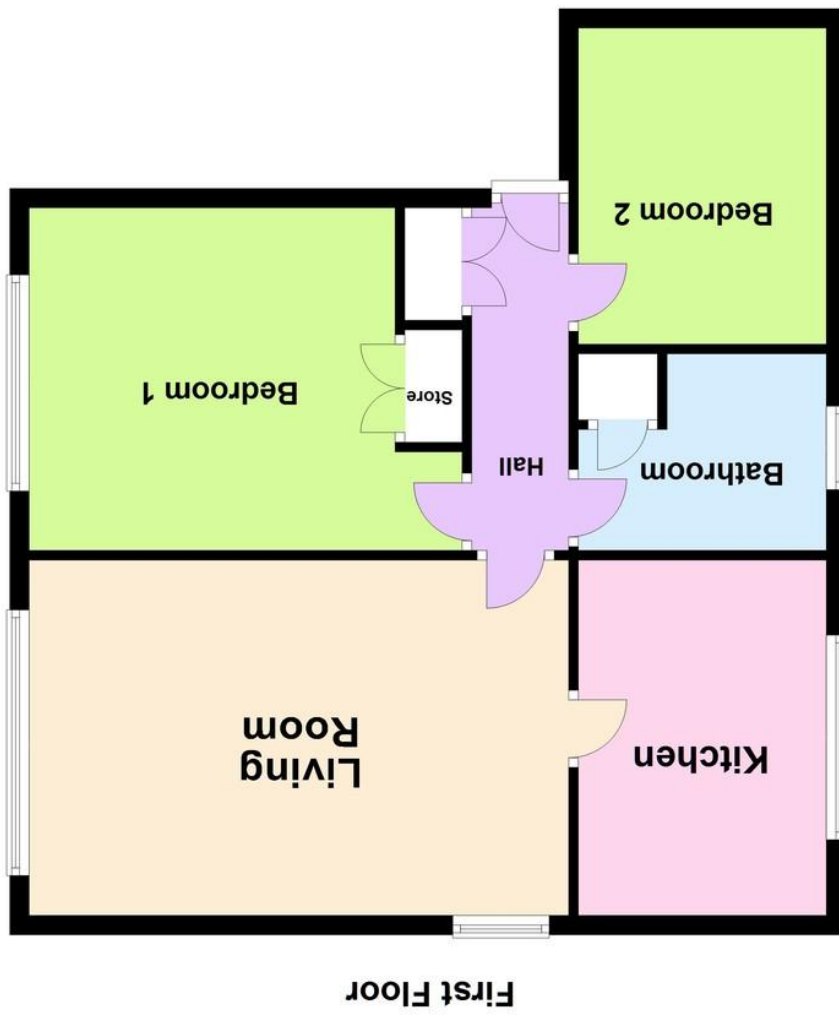
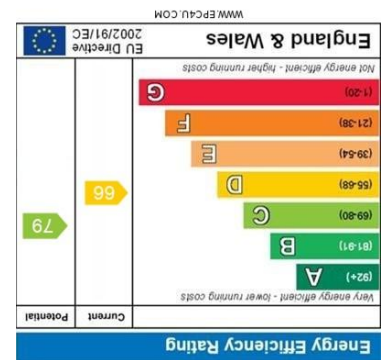


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



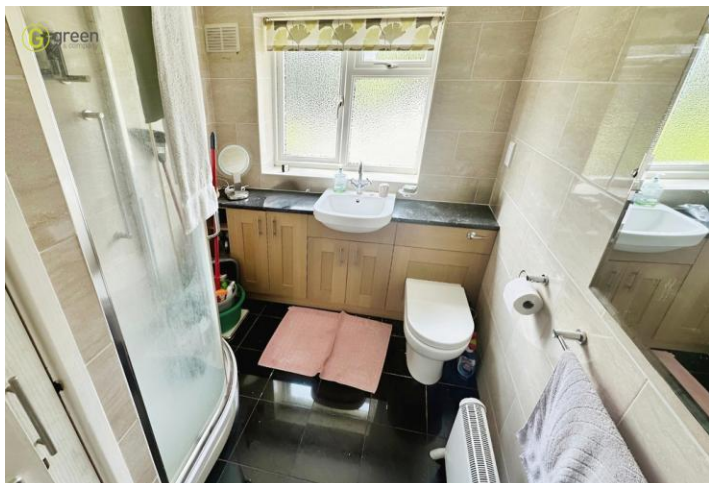
Boldmere | 0121 321 3991



- TWO BEDROOM FIRST FLOOR APARTMENT
- TOWN CENTRE LOCATION
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO SUTTON PARK
- COMMUNAL PARKING

Ribble Court, Garrard Gardens, Sutton Coldfield, B73 6DL

£170,000



## Property Description

Presenting a two bedroom first floor apartment for sale, brimming with potential and ready to be transformed into an ideal abode. This property is a canvas, requiring modernisation and representing a great opportunity to make your mark and create a home tailored to your taste and needs. The flat boasts two bedrooms, with the master bedroom offering a spacious environment. The property includes a single reception room, perfect for relaxation and entertaining guests. The kitchen is ready to be renovated into your dream cooking space. There is also one bathroom, which, like the rest of the flat, is ripe for refurbishment. One of the key selling points of this property is its fantastic location. Public transport links are within easy reach, ensuring effortless commuting. The property is in close proximity to local amenities, providing a convenient lifestyle with everything you need at your doorstep. Families will also appreciate the nearby schools, perfect for those with children or planning to start a family. For those who value outdoor activities, Sutton park offers a great way to enjoy nature and leisure time.

In conclusion, this property is a gem waiting to be polished. It is a perfect proposition for couples who wish to put their personal stamp on a home. The potential for transformation, combined with the excellent location, makes this flat a great investment opportunity.

**HALL** 11' 8" x 3' 4" (3.56m x 1.02m) Providing access to both bedrooms, family bathroom and living room.

**LIVING ROOM** 12' 1" x 16' 10" (3.68m x 5.13m) Carpeted and having two double glazed windows, electric heater, ceiling light and power points.

**KITCHEN** 10' 10" x 9' 2" (3.3m x 2.79m) Having a range of wall and base units, double glazed window, ceiling light and power points.

**BEDROOM ONE** 14' 9 max" x 12' 11 max" (4.5m x 3.94m) Carpeted and having double glazed window, electric heater, ceiling light and power points.

**BEDROOM TWO** 10' 9" x 8' 6" (3.28m x 2.59m) Carpeted and having double glazed window, electric heater, ceiling light and power points.

**BATHROOM** 6' 8" x 8' 5 max" (2.03m x 2.57m) Having double glazed window, walk in shower, double glazed window, low level wc, wash basin and ceiling light.

**GARAGE** Unmeasured, we have been informed via the vendor there is a separate service charge of approximately £90 per annum. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 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 - Virgin Media, 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 128 years remaining. Service Charge is currently running at £3,500 per annum and is reviewed (to be confirmed). The Ground Rent is included in the service charge. 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