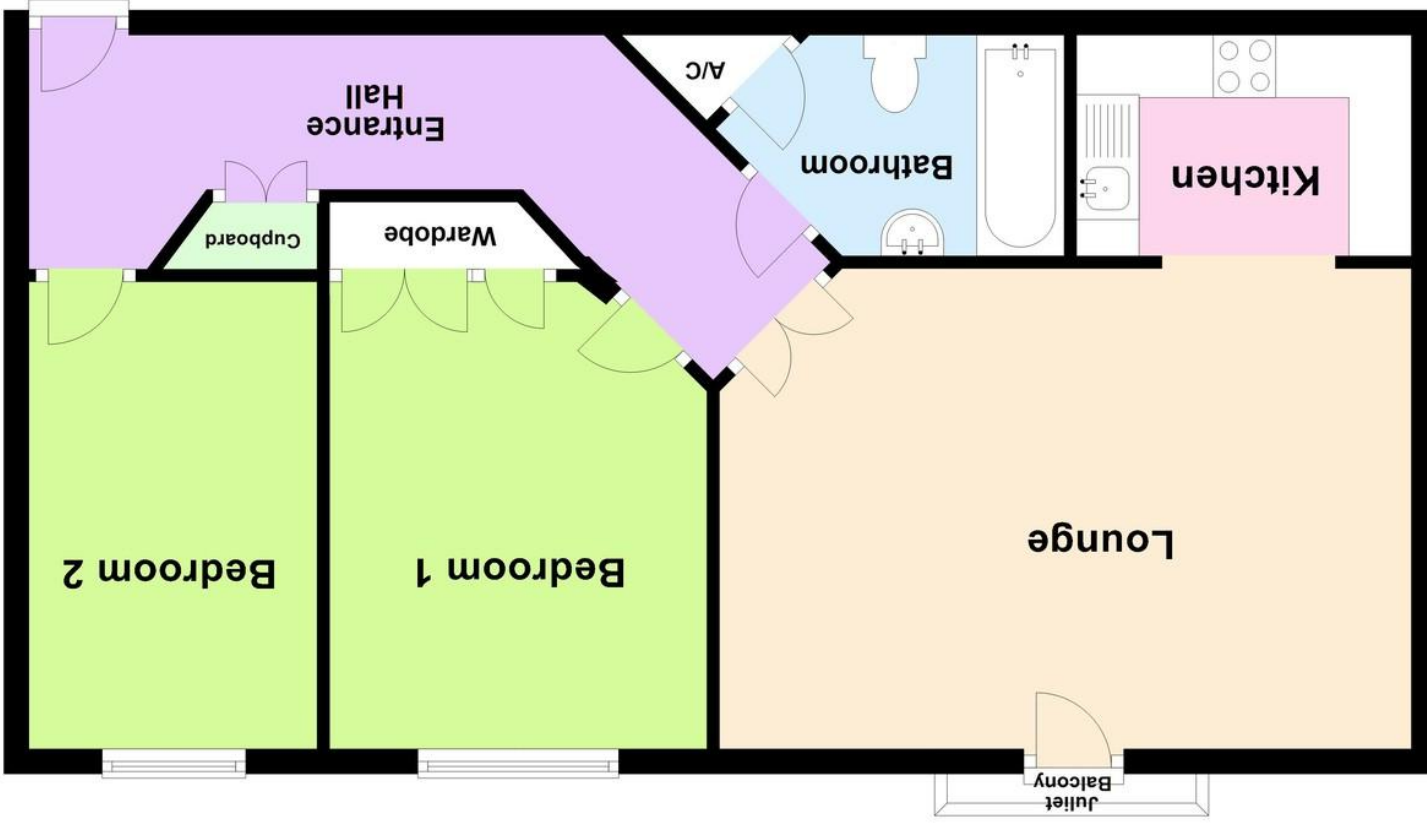
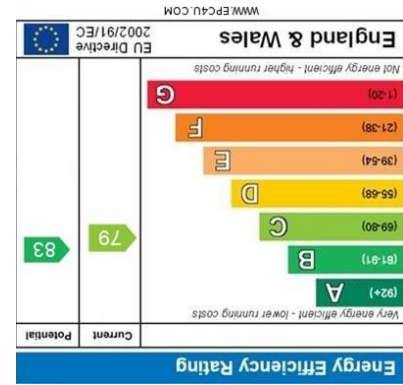


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

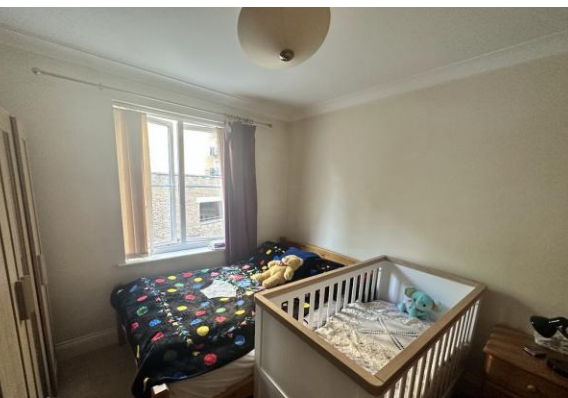


Second Floor

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 Conveyer.



Boldmere | 0121 321 3991



- TWO BEDROOM APARTMENT
- CLOSE TO LOCAL AMENITIES
- CENTRAL LOCATION
- ALLOCATED PARKING
- SECURE GATED DEVELOPMENT
- MASTER BEDROOM WITH BUILT IN WARDROBES

Caversham Place, Sutton Coldfield, B73 6HY

£190,000



Property Description

Green and Company are delighted to offer to the market this superb 2 bedroom apartment situated within a highly sought after gated community in the centre of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre all of which are on the doorstep. Having two double bedrooms, a spacious kitchen and a large living area which also benefits from having a Juliet balcony.

****Early viewing is recommended to avoid missing out****

HALLWAY Leading to both bedrooms, double doors into Living area and storage cupboard.

BEDROOM ONE 11' 6" x 10 max' (3.51m x 3.05m) Carpeted throughout and having fitted wardrobes, electric heater, ceiling light and double glazed window.

BEDROOM TWO 11' 6" x 7' 11" (3.51m x 2.41m) Carpeted and having an electric heater, ceiling light and double glazed window.

BATHROOM Benefitting from having a bath, electric shower, heated towel rail, low level wc and wash basin and ceiling spotlights.

LIVING AREA 12' x 18' (3.66m x 5.49m) Carpeted, two ceiling lights, power points, electric heater, Juliet balcony, BT connection point and aerial socket.

KITCHEN 8' 11" x 6' (2.72m x 1.83m) Tiled flooring, ceiling spotlights, range of wall and base units, tiled splash backs, power points, built-in oven, hob and extractor fan, stainless steel sink and drainer.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 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 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 977 years remaining. Service Charge is currently running at approximately £2500 and is reviewed (to be confirmed). The Ground Rent is currently running at £65 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