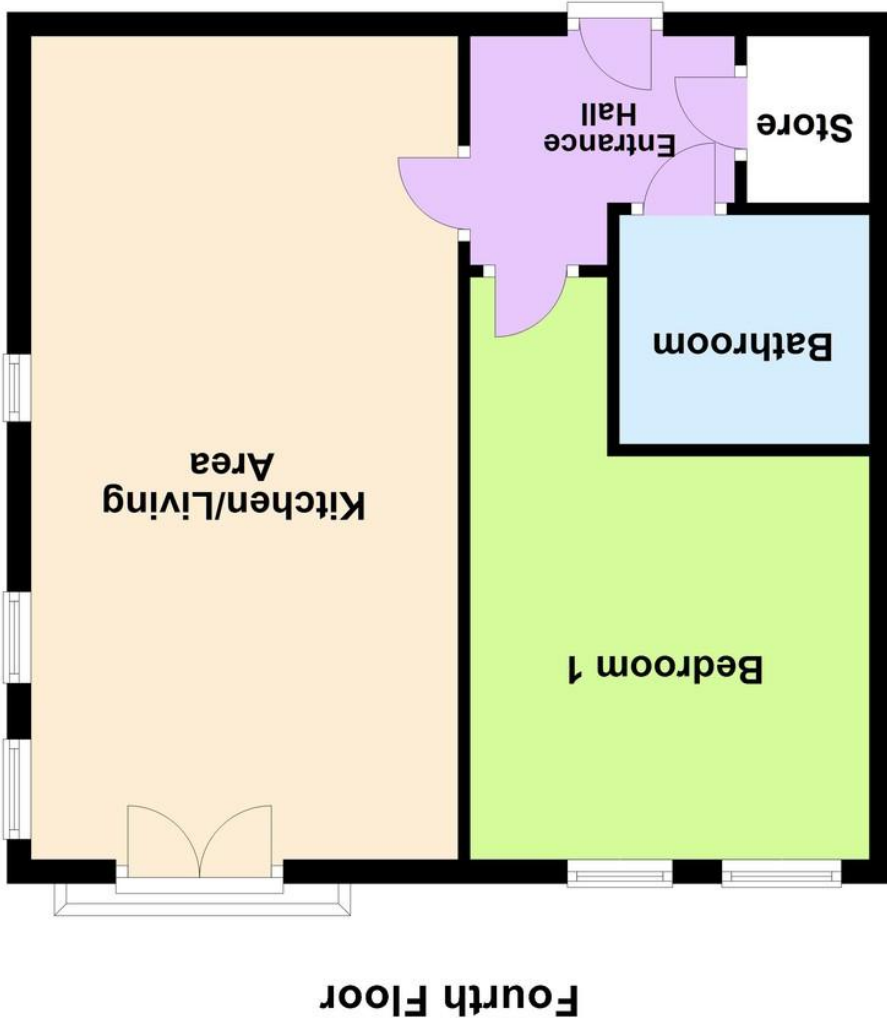


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

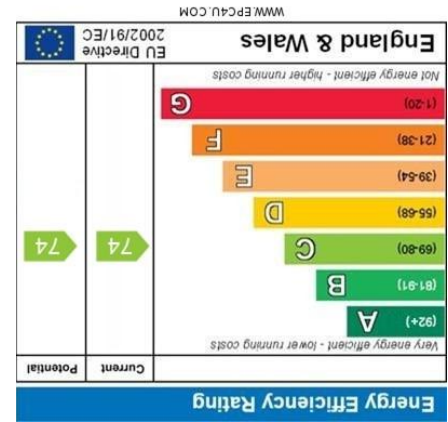
"How does this help me?"

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.

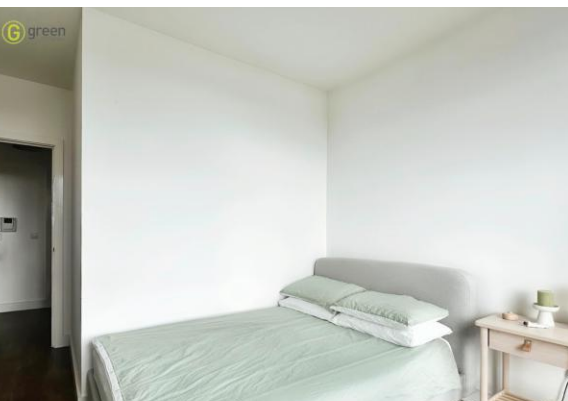
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



Boldmere | 0121 321 3991



- TOP FLOOR LUXURY ONE BEDROOM APARTMENT
- BEAUTIFUL VIEWS
- SECURITY INTERCOM SYSTEM
- LIFT ACCESS IN BLOCK
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

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

£180,000





## Property Description

Presenting an immaculate apartment that is currently up for sale. This property is an epitome of style and comfort, meticulously designed to cater to the needs of modern living. It boasts one beautifully designed reception room that offers a warm welcome to all who visit. The property also features a modern kitchen, fully equipped with the essentials, which serves as the heart of this charming home. This flat offers one spacious bedroom, fashioned to guarantee comfort and relaxation. Also included is a well-appointed bathroom, which completes the package of this remarkable home. One of the unique features of this property is the beautiful view it offers, a delight to the eyes and a sure way to start your day on a bright note. The location is another asset of this property, with excellent public transport links and local amenities at your disposal. Moreover, the property is located near parks, offering you a chance to enjoy some peace and quiet amidst the hustle and bustle of city life.

This exquisite property is ideal for couples seeking a perfect blend of convenience, style, and tranquility. Don't miss this opportunity to own this magnificent flat, a place that you can truly call home.

ENTRANCE HALL Providing access to all living area.

OPEN PLAN KITCHEN/LIVING AREA 22' 7" x 11' 9" (6.88m x 3.58m) Having a range of wall and base units, cooker, induction hob, washing machine, fridge/freezer, double glazed windows, Juliet balcony, electric radiator and ceiling lights.

BEDROOM ONE 16 max' x 11' (4.88m x 3.35m) Having double glazed windows, electric radiators, ceiling light and power points.

BATHROOM 6' 3" x 6' 10" (1.91m x 2.08m) Having bath with over head shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band C - 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 and limited for 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.  
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 118 years remaining. Service Charge is currently running at £1,700 per annum and is reviewed annually. The Ground Rent is currently running at £300 per annum and is reviewed annually. 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

