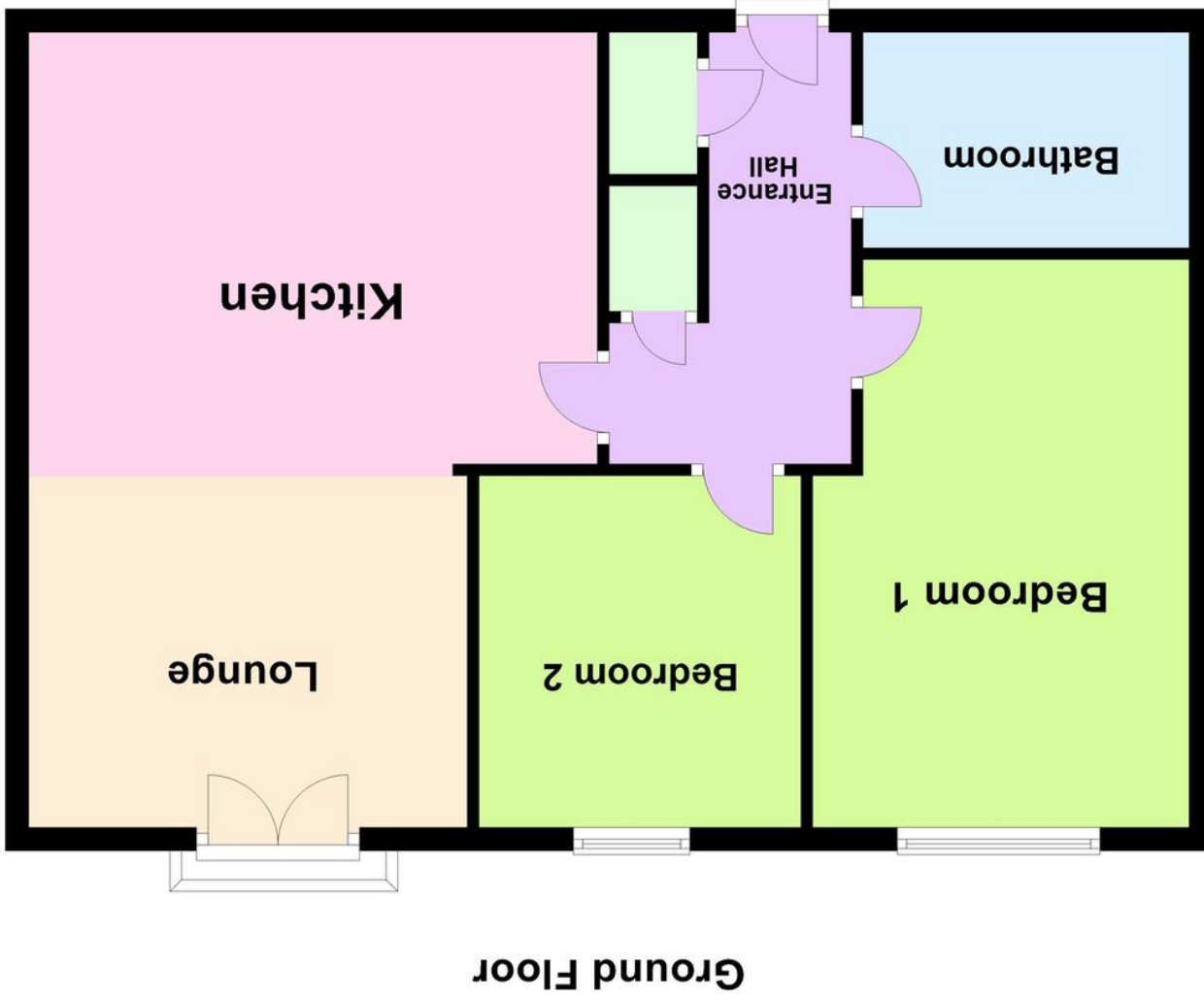
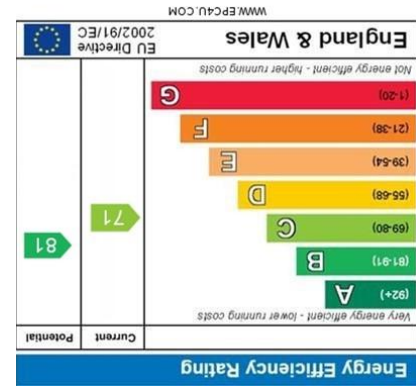


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 APARTMENT
- CLOSE TO LOCAL AMENITIES
- UNDERCROFT SECURE PARKING
- SECURITY INTERCOM SYSTEM
- GREAT TRANSPORT LINKS

Boundary Road, Erdington, Birmingham, B23 6GN

£150,000

## Property Description

NEW TO MARKET is this immaculate flat for sale, ideally suited for couples seeking a modern, well-situated home. This property boasts a clean, sleek interior with a total of two bedrooms, one bathroom, a kitchen, and a reception room. Each room has been meticulously designed and maintained to ensure a comfortable and luxurious living experience. The flat is an exemplary model of efficient space utilization, making it a perfect fit for those who value both style and practicality. The reception room provides a welcoming atmosphere for guests, while the kitchen is fully equipped to cater to all your culinary needs. The bedrooms are spacious, providing a serene space to unwind after a long day. One of the unique features of this property is its provision for parking. This rare feature for flats ensures convenience and security for your vehicle, adding value to your investment. Location-wise, the property offers easy access to public transport links and local amenities. Whether you're looking for a quick commute or a leisurely stroll to the local shops, this flat places you in the heart of it all.

In summary, this immaculate flat offers a well-balanced combination of elegance, comfort, and convenience. Its unique features and prime location make it an ideal choice for couples seeking a modern home in a vibrant area. Don't miss this opportunity to secure a property that truly stands out from the rest.

ENTRANCE HALL Providing access to living areas.

KITCHEN/DINER/LIVING AREA 22' 8" x 15' 11" max" (6.91m x 4.85m) Having a range of wall and base units, cooker, double glazed french doors to Juliet balcony, ceiling light and power points.

BEDROOM ONE 16' x 10' 7" (4.88m x 3.23m) Having double glazed window, ceiling light and power points.

BEDROOM TWO 10' 2" x 9' 1" (3.1m x 2.77m) Having double glazed window, ceiling light and power points.

BATHROOM 6' 1" x 9' 2" (1.85m x 2.79m) Having bath with over head shower, low level wc, wash basin and ceiling light.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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 - Openreach, Virgin Media

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 131 years remaining. Service Charge is currently running at £2,837.72 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £101 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.

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