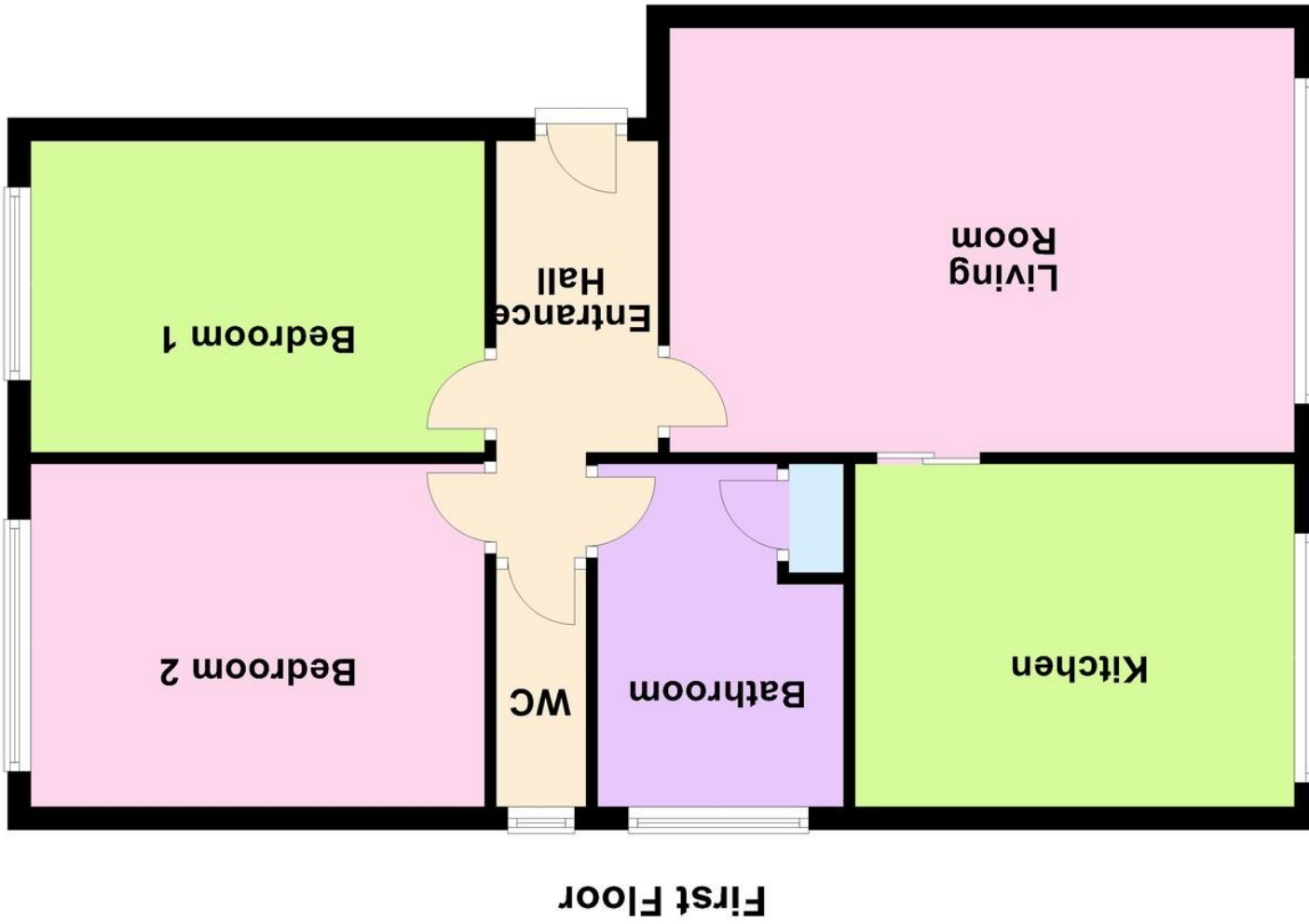
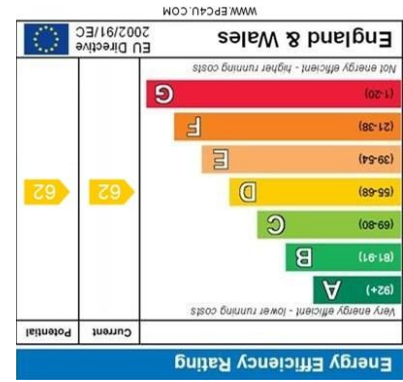


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS

Grenfell Court, Birmingham Road,  
 Sutton Coldfield, B72 1DB

£155,000



## Property Description

Presenting an excellent opportunity for first-time buyers or investors, this two-bedroom flat is currently listed for sale. The property is in need of modernisation, presenting an exciting opportunity to put your own personal touch on your next home or investment property. Although modernisation is required, this property had a full rewire within the last two years so the fundamentals of the property are long lasting. Inside the flat, you will find a single reception room, a kitchen, two bedrooms, and a bathroom. All rooms are generously proportioned, offering ample space for comfortable living. Each room is a blank canvas, ready to be transformed into a modern and stylish living space. Despite needing some updates, the flat is still functional and livable. The kitchen is equipped with all necessary fittings, while the bathroom comes with all basic fixtures. The reception room, meanwhile, is spacious enough to accommodate both a living and dining area. One of the key selling points of this property is its location. It is conveniently situated close to various public transport links, making commuting to work or school a breeze. Additionally, it is located near local amenities, meaning shops, restaurants, and other services are just a short walk away. Whether you are planning to live in the property yourself or rent it out, this flat represents a worthwhile investment. Its prime location and potential for improvement make it a property not to be missed. As a first-time buyer, this could be the perfect step onto the property ladder. For investors, the flat offers a high potential rental yield once modernised.

Don't miss out on this unique opportunity. Contact us today to arrange a viewing.

**ENTRANCE HALL** 11' 10 max" x 4' 7" (3.61m x 1.4m) Providing access to living areas

**LIVING ROOM** 12' 1" x 17' 10" (3.68m x 5.44m) Carpeted and having window to side, underfloor heating, ceiling light and power points.

**KITCHEN** 9' 9" x 12' 6" (2.97m x 3.81m) Having window to side, range of wall and base units, cooker, ceiling light and power points.

**BEDROOM ONE** 9' 11" x 12' 11" (3.02m x 3.94m) Carpeted and having window to side, ceiling light and power points.

**BEDROOM TWO** 8' 5" x 12' 11" (2.57m x 3.94m) Carpeted and having window to side, ceiling light and power points.

**BATHROOM** 9' 10" x 5' 1" (3m x 1.55m) Having bath with overhead shower, window to front and ceiling light.

**WC** 6' 5" x 2' 7" (1.96m x 0.79m) Having low level window to rear and ceiling light.

**GARAGE** Unmeasured. In a separate block. (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 available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.



Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
 Networks in your area - Openreadt, 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 88 years remaining. Service Charge is currently running at £220 per annum and is reviewed TBC. The Ground Rent is currently running at £220 per annum and is reviewed TBC. 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