

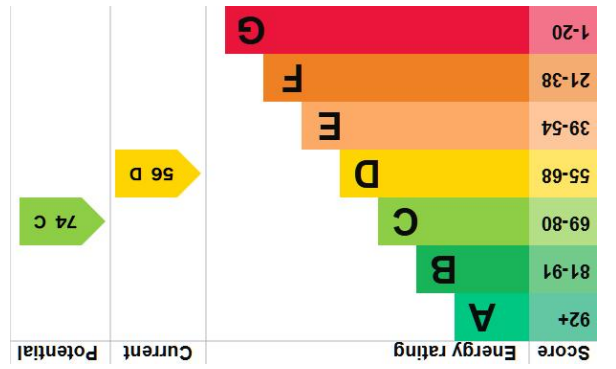
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- NO ONWARD CHAIN
- GROUND FLOOR
- TWO BEDROOM APARTMENT
- SOUGHT AFTER LOCATION
- RECENTLY REFURBISHED
- CLOSE TO LOCAL AMENITIES

Flat Grenfell Court, 192 Birmingham Road,
 Sutton Coldfield, B72 1DB

£185,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Presenting an excellent opportunity for first-time buyers or investors, this two-bedroom ground floor apartment is currently listed for sale. The property has been fully modernised, presenting an exciting opportunity to move in right away. 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. 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. As a first-time buyer, this could be the perfect step onto the property ladder.

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

ENTRANCE HALLWAY Providing access to all living areas.

LIVING ROOM 17' 9" x 12' (5.41m x 3.66m) Carpeted, double glazed window to front, electric heater, ceiling lights and power points.

KITCHEN 12' 5" x 9' 10" (3.78m x 3m) Having a range of wall and base units, cooker, hob, ceiling light, double glazed window and power points.

BEDROOM ONE 12' 10" x 10' (3.91m x 3.05m) Carpeted, double glazed window to rear, ceiling light, electric heater and power points.

BEDROOM TWO 12' 9" x 8' 4" (3.89m x 2.54m) Carpeted, double glazed window to rear, ceiling light, electric heater and power points.

BATHROOM 4' 11" x 9' 10" (1.5m x 3m) Having bath with overhead shower, wash basin, double glazed window and ceiling light.

SEPARATE WC 2' 7" x 5' 6" (0.79m x 1.68m) Having low level wc, double glazed window to side.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :

Mobile coverage - limited voice and data available for EE, Three, O2 and 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 - 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 180 years remaining. Service Charge is currently running at £1970.25 and is reviewed annually. The Ground Rent is currently running at £0 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.

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