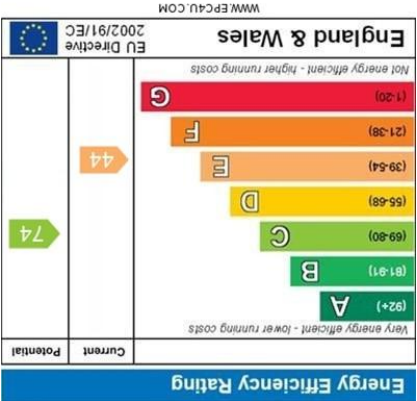


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state 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 APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- BEAUTIFUL VIEWS
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS



Flat Hilton Court, Brooks Road, Wylde Green,  
 Sutton Coldfield, B72 1HN

£240,000





## Property Description

This well proportioned superbly located two double bed ground floor flat with a long lease occupies an enviable and much coveted position within close proximity of many desirable amenities including shops and transport links. Offering no onward chain the accommodation includes a generous living room, fitted kitchen and enlarged bathroom along with a garage en-block. An early viewing must be booked in order to avoid disappointment.

**ENTRANCE HALL** Providing access to all living areas.

**LIVING ROOM** 17' 3" x 20' 3" (5.26m x 6.17m) Carpeted, two double glazed windows to front, double glazed French door to front patio, ceiling light and power points.

**KITCHEN** 8' 3" x 8' 5" (2.51m x 2.57m) Having tiled flooring, double glazed window to rear, a range of wall and base units, ceiling light and power points.

**BEDROOM ONE** 11' 2" x 11' 8" (3.4m x 3.56m) Carpeted, double glazed window to front, fitted wardrobes, ceiling light and power points.

**BEDROOM TWO** 11' 7" x 9' 9" (3.53m x 2.97m) Carpeted, double glazed window to rear, fitted wardrobes, ceiling light and power points.

**BATHROOM** 8' 3" x 9' 1" (2.51m x 2.77m) Tiled throughout, having walk-in shower, bath, low level wc, wash basin, double glazed windows to rear and ceiling light.

Council Tax Band D - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps.

Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps.

Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, 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 948 years remaining. Service Charge is currently running at £2,100 per annum and is reviewed annually. The Ground Rent is included in the service charge. 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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991