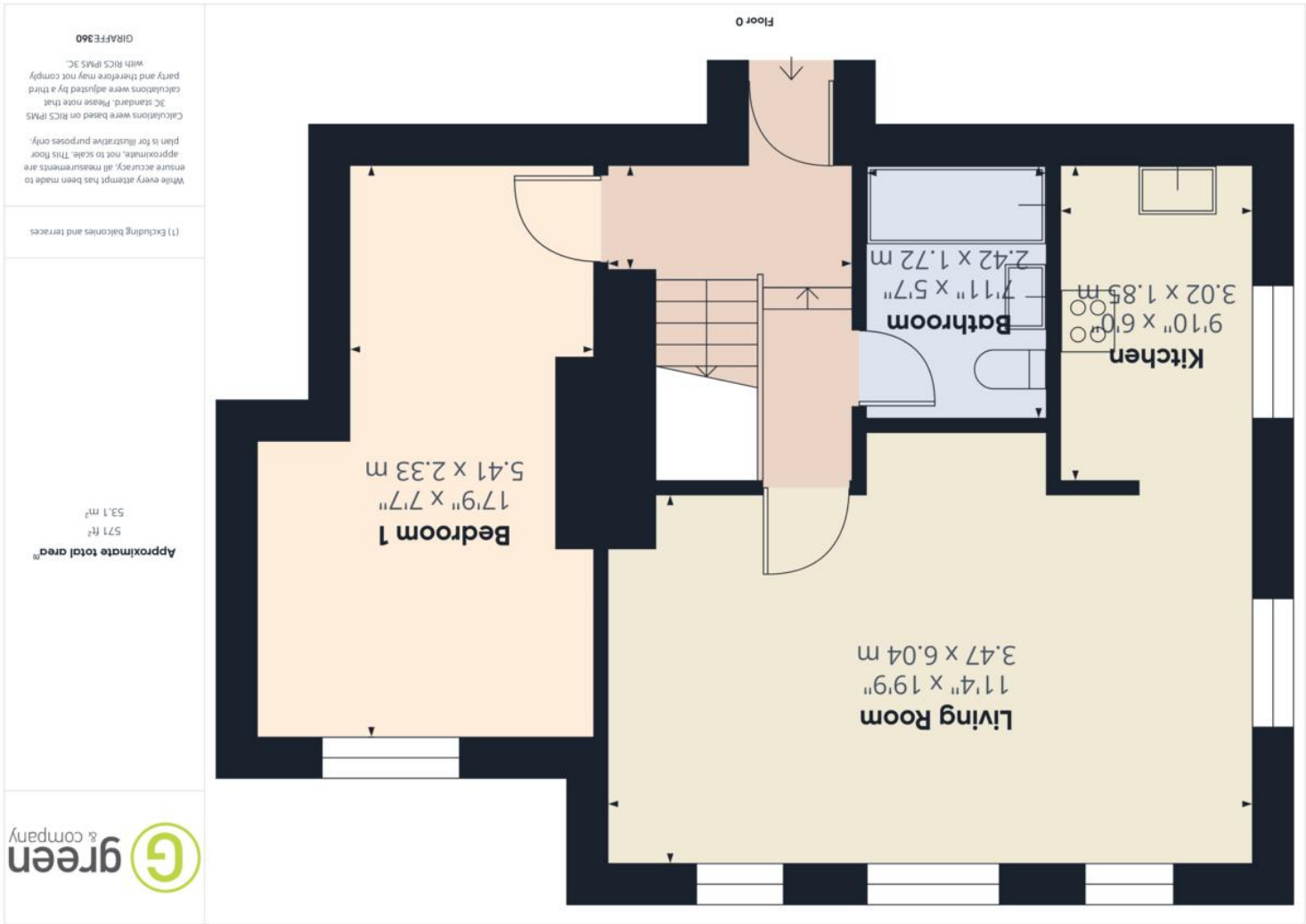


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- TWO BEDROOM APARTMENT
- GROUND FLOOR
- SECURE GATED COMMUNITY
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- ONE ALLOCATED PARKING SPACE



Highcroft Hall , Highcroft Road, Birmingham, B23 6GS

£150,000





## Property Description

NEW TO MARKET this truly unique two bedroom apartment located in the stunning grade II listed building of Highcroft Hall. The property boasts many original features along with much character and charm. The property briefly comprises of; entrance hallway, open plan lounge/diner area with fully fitted kitchen, bedroom one to the ground floor, family bathroom and mezzanine space overlooking open plan living area.

Give us a call now to book your viewing!

ENTRANCE HALL Providing access to living areas and stairs leading off.

LIVING ROOM 11' 4" x 19' 9" (3.45m x 6.02m) Carpeted and having windows to front and side, storage heater, ceiling light and power points.

KITCHEN 9' 10" x 6' 0" (3m x 1.83m) Having a range of wall and base units, window to side, cooker, electric hob, fridge, freezer, dishwasher, ceiling light and power points.

BEDROOM ONE 17' 9" x 7' 7" (5.41m x 2.31m) Carpeted and having window to front, fitted wardrobes, ceiling light and power points.

BATHROOM Tiled throughout and having bath with overhead shower, low level WC, wash hand basin and ceiling light.

LANDING Providing access to mezzanine bedroom.

BEDROOM TWO 10' 2" x 11' 8" (3.1m x 3.56m) Carpeted and having, power points 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 O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

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 979 years remaining. Service Charge is currently running at £2912.12 and is reviewed annually. The Ground Rent is currently running at £150 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991