

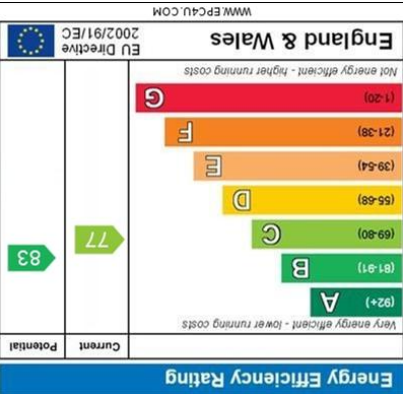
NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- SUPER TOP FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S
- LOVELY SIZED ROOMS AND WELL PRESENTED
- NO UPWARD CHAIN
- LIFT OR STAIRS APPROACH
- TWO DOUBLE BEDROOMS



Apartment The Spires, 10 Church Road, Boldmere,
 Sutton Coldfield, B73 5RZ

£180,000



Property Description

This well presented top floor (second floor) retirement apartment is for the over 60's and offers an excellent opportunity for buyers.

Well placed on Church Road on a wooded and very popular development the property is well placed with regard to shops at Boldmere, public transport facilities including bus and rail and within convenient reach of Sutton Park.

Having the advantage of either a staircase or lift approach to the top floor, the property enjoys views over the surroundings.

Providing spacious accommodation with two double bedrooms, the property is served by electric heating with double glazing.

The property forms part of a well regarded development with many entertainment facilities and residents lounge to hand and there is an on-site manager.

Viewing of the accommodation which has the advantage of no upward chain is recommended and in more detail comprises:-

COMMUNAL ENTRANCE With security doors and either staircase or lift approach leading up to the second floor.

LARGE RECEPTION HALL With walk-in boiler cupboard with automatic electric light, utility cupboard with plumbing for washing machine and further built-in storage cupboard.

LOUNGE/DINING AREA 15' 10" x 13' 7" (4.83m x 4.14m) With dual aspect double glazed windows, two electric heaters.

FITTED KITCHEN 10' 2" x 7' 9" (3.1m x 2.36m) With a range of base and wall cupboards, integrated appliances including hob, extractor, oven, fridge/freezer, double glazed window, kick space heater, splash backs to work surfaces.

BEDROOM ONE 13' 7" x 9' 3" (4.14m x 2.82m) Having electric heater, double glazed window, fitted double wardrobe with sliding mirror doors.

BEDROOM TWO 15' 8" x 9' 9" (4.78m x 2.97m) With electric heater, double glazed window. This room is currently being used as a second sitting room.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) With a white three piece suite having panelled bath, shower screen and shower over, pedestal wash basin with vanity cupboard under, low level wc, tiled splash backs, electric panel heater.

OUTSIDE There is a residents parking space for one vehicle and the property is set within maintained wooded grounds with seating areas.

Council Tax Band D - Birmingham City Council

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

Mobile coverage for:
EE - Good in-home and outdoor
O2 - Variable in-home, good outdoor
Three and Vodafone - Good (outdoor only)

Broadband coverage:-
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.

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 111 years remaining. Service Charge is currently running at approximately £3,786.78 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at approximately £667.94 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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