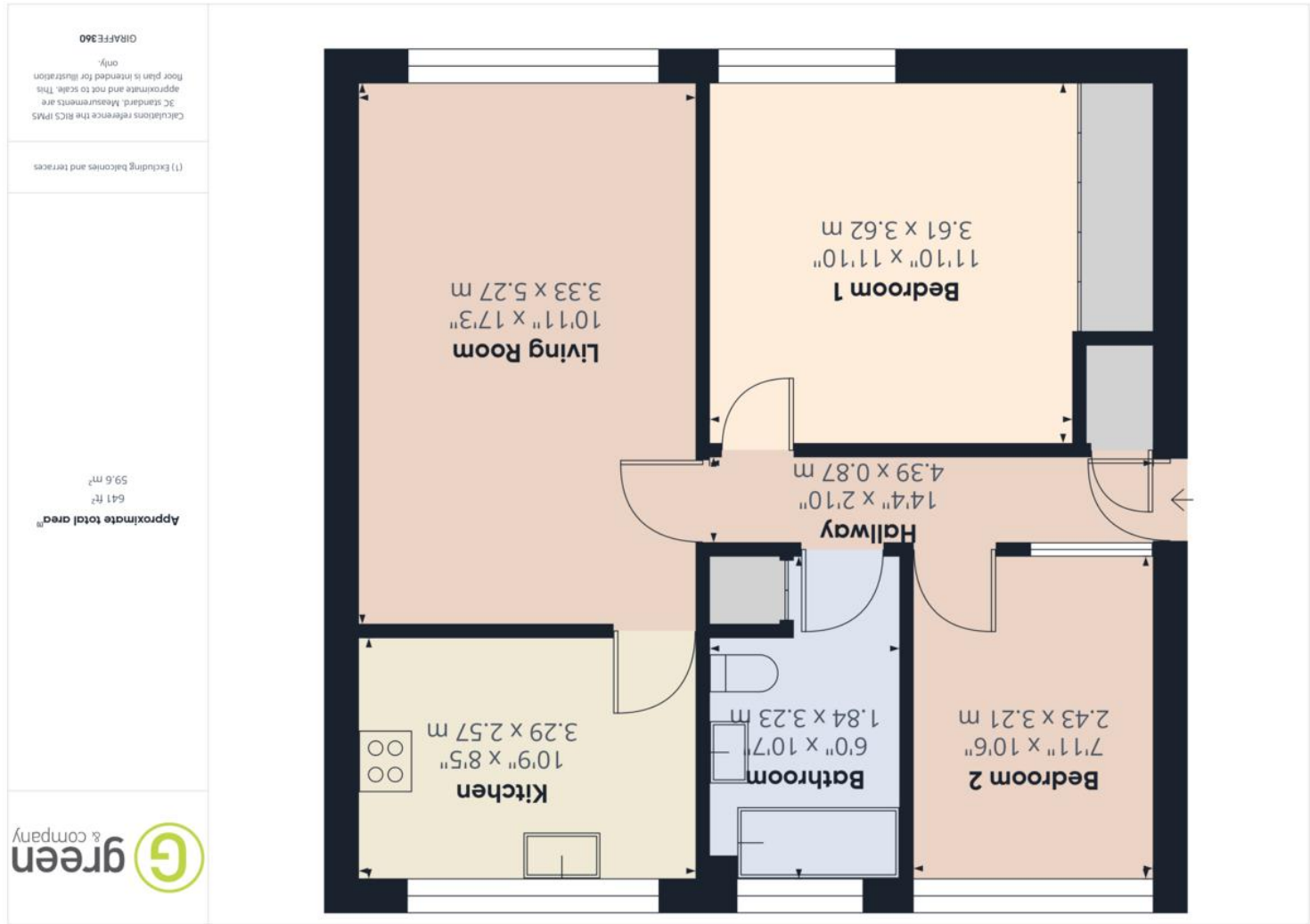
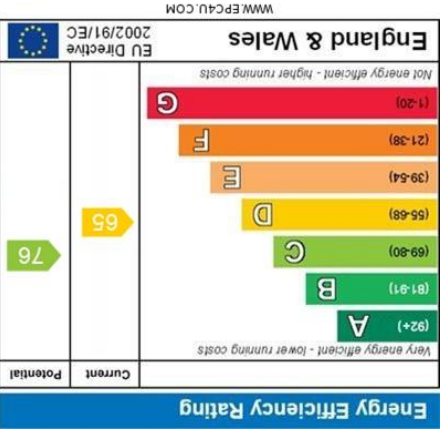




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCAITON
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LNKS
- GARAGE



Brockenhurst Court, Station Road, Sutton Vesey,
Sutton Coldfield, B73 5JY

£190,000





Property Description

Presenting for sale, a neutrally decorated, two-bedroom flat, ideally suited for first-time buyers. The property boasts a desirable configuration with one reception room and a well-appointed kitchen. The comfortable living space is complemented by the practicality of having two bedrooms. The property is presented in a move-in ready condition, with a neutral colour palette, allowing potential buyers to easily add their personal touch or live comfortably as is. The reception room provides a versatile space, perfect for relaxation or entertaining. The kitchen, in keeping with the modern aesthetics, is ready for immediate use. One of the key selling points of this property is its strategic location. It benefits from excellent public transport links right at its doorstep, making commuting a breeze. In addition, the property is conveniently close to local amenities, ensuring that day-to-day needs are easily met. The proximity to reputable schools also adds immense value, making it an appealing option for those with children or planning for a family.

This property represents a wonderful opportunity for first-time buyers to step onto the property ladder. With its practical layout, neutral décor, and excellent location, it ticks all the right boxes for those seeking a starter home. We highly recommend viewing to fully appreciate what this property has to offer. A property of this calibre in such a prime location is a rare find and is expected to attract significant interest.

ENTRANCE HALL Providing access to living areas.

LIVING ROOM 10' 11" x 17' 3" (3.33m x 5.26m) Having double glazed window to front, radiator, ceiling light and power points.

KITCHEN 10' 9" x 8' 5" (3.28m x 2.57m) Having a range of wall and base units, cooker, hob, double glazed window to rear, ceiling light and power points.

BEDROOM ONE 11' 10" x 11' 10" (3.61m x 3.61m) Carpeted, double glazed window to front, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 7' 11" x 10' 6" (2.41m x 3.2m) Carpeted, double glazing window to rear, radiator, ceiling light and power points.

BATHROOM 6' x 10' 7" (1.83m x 3.23m) Double glazed window to rear, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band C _Birmingham

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Variable in-hoe, good outdoor
O2, 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 77 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 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 135 years remaining. Service Charge is currently running at £1892 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