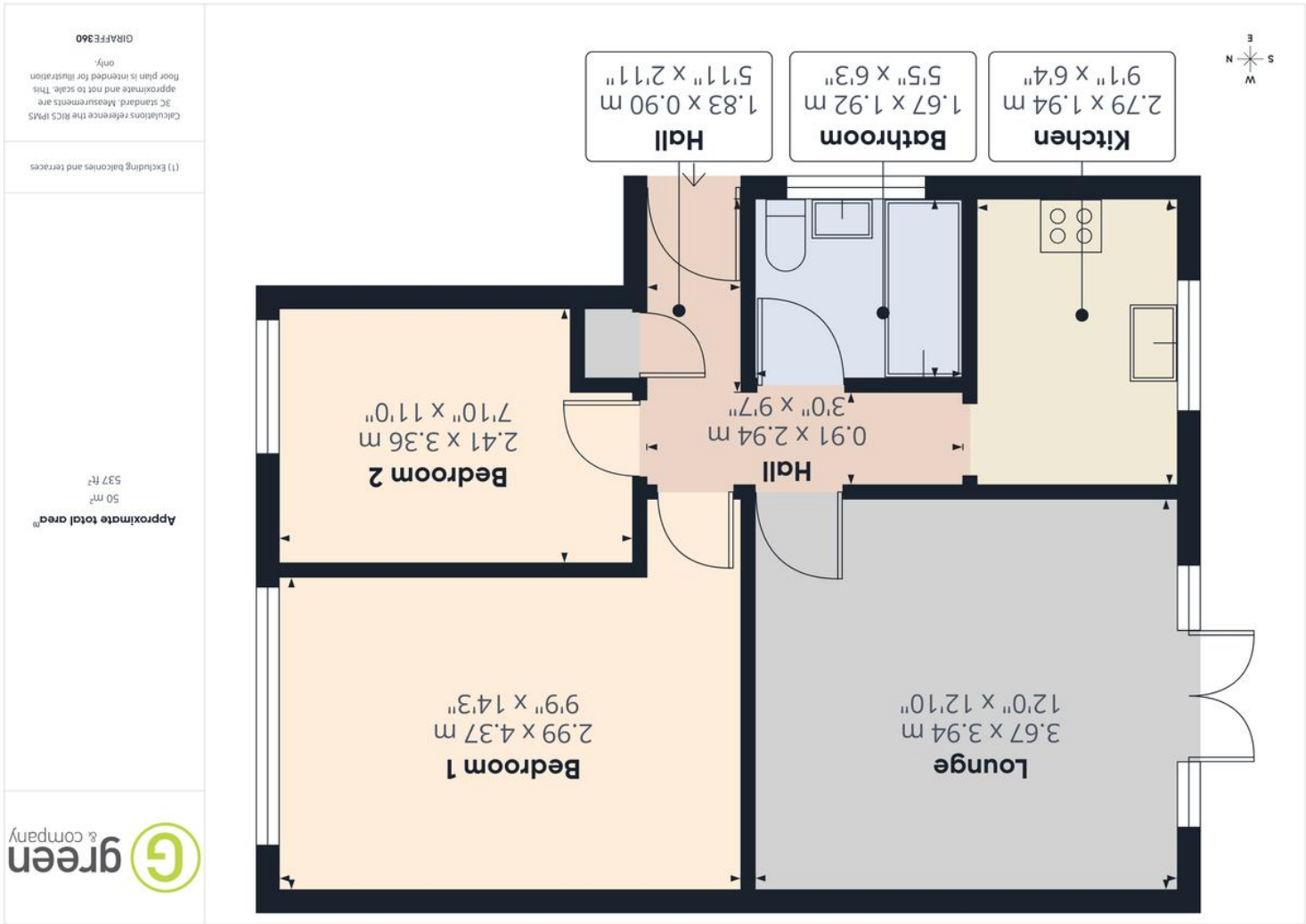


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

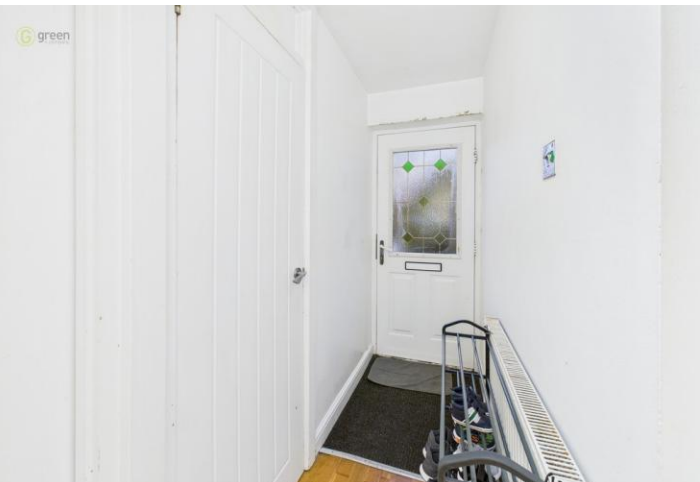
Boldmere | 0121 321 3991



- WELL SITUATED GROUND FLOOR MAISONETTE
- CLOSE TO LOCAL TRANSPORT LINKS
- GARAGE AND DRIVE
- GAS CENTRAL HEATING
- BATHROOM WITH BATH AND SHOWER

Wilkinson Close, Sutton Coldfield, B73 5QG

£180,000



Property Description

Discover an incredible investment opportunity with this charming two-bedroom ground-floor maisonette nestled on Wilkinson Close in Sutton Coldfield, B73 5QG. Currently tenanted, this home offers an excellent chance for a motivated investor to expand their portfolio with a secure and reliable income stream. The tenants are settled, providing peace of mind and a seamless transition, making this property an ideal addition to any investor's collection.

Step inside to find a beautifully decorated interior that exudes warmth and comfort. The living spaces are thoughtfully presented, ready for new tenants or future owners to enjoy. The spacious bedrooms offer a welcoming atmosphere perfect for relaxing or entertaining guests. The modern kitchen and bathroom are both functional and stylish, enhancing the overall appeal of this lovely home.

Beyond the interior, this property boasts fantastic outdoor space-a private garden perfect for outdoor dining, gardening, or simply unwinding after a busy day. For convenience, a garage is included, complete with a driveway providing ample parking options for residents and visitors alike. The location on Wilkinson Close offers a peaceful yet accessible setting, with local amenities, shops, and transport links close by, ensuring everything you need is within easy reach.

Whether you're a seasoned investor or just starting your property journey, this maisonette combines practicality, comfort, and growth potential. Its attractive features and solid tenancy make it a fantastic opportunity to generate steady rental income while building your investment portfolio. Don't miss out on this superb property-your next smart investment awaits on Wilkinson Close!

HALLWAY Wood effect flooring, radiator, door into storage cupboard.

BEDROOM TWO 7' 10" x 11' 0" (2.39m x 3.35m) Carpeted, radiator and double glazed window.

MASTER BEDROOM 9' 9" x 14' 3" (2.97m x 4.34m) Carpet, radiator, and double glazed window.

LOUNGE 12' 0" x 12' 10" (3.66m x 3.91m) Wood effect floor, radiator, double glazed doors/window into slatted garden area.

FITTED KITCHEN 9' 1" x 6' 4" (2.77m x 1.93m) Wood effect floor, double glazed window, electric oven, gas hob, extractor fan, radiator and boiler.

BATHROOM 5' 5" x 6' 3" (1.65m x 1.91m) Tiled floor, double glazed window, basin, toilet, bath with shower, radiator.

The gate to the left of the front door provides access to the rear garden.

Garage and parking space in front of the garage at the rear of the garden.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE and Vodafone - Good outdoor and in-home
O2 and Three - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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 136 years remaining. Service Charge is currently running at £0. The Ground Rent is peppercorn. 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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