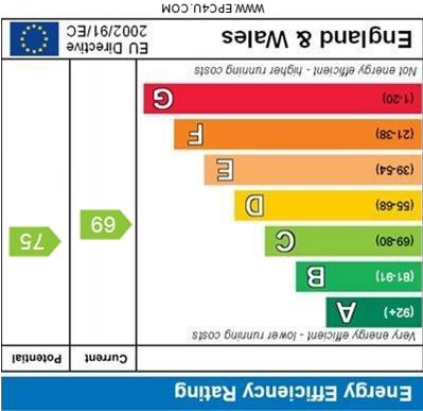


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- FANTASTIC DUPLEX MAISONETTE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/DINER
- REFITTED SHOWER ROOM
- GARAGE IN SEPERATE BLOCK



Hart Drive, Boldmere, Sutton Coldfield, B73 5RU

£160,000



Property Description

Set in a lovely location close to Boldmere Road shops and restaurants with transport links including Wyld Green railway station being a short distance away. The accommodation which briefly comprises: Entrance hallway, spacious living room with access to kitchen/diner, two good sized bedrooms and re-fitted shower room. Outside the property is set in well kept communal gardens and communal residents parking bays and garage in separate block. VIEWING IS HIGHLY RECOMMENDED FOR THIS PROPERTY WHICH IS AVAILABLE WITH NO UPWARD CHAIN.

RECEPTION HALL Having built in storage cupboard and double doors to lounge

LOUNGE 15' 8" x 11' 7" (4.78m x 3.53m) having double glazed window to front elevation, wall mounted storage heater, stairs to first floor landing, ceiling light point and access to the kitchen/diner.

KITCHEN/DINER 7' 3" x 14' 10" (2.21m x 4.52m) Having two double glazed windows to rear elevation, The kitchen comprises a range of matching wall and base level units with work surface over, incorporating a sink unit with drainer and mixer taps over, integrated oven and hob, space for washing machine, space for fridge, wall mounted storage heater

LANDING Having built-in cupboard, and doors off to both bedrooms and shower room.

BEDROOM ONE 11' 3" x 11' 3" (3.43m x 3.43m) Having double glazed window to front elevation, two built in wardrobes, wall mounted storage heater, ceiling light point

BEDROOM TWO 9' 7" x 8' 1" (2.92m x 2.46m) Having double glazed window to rear elevation, wall mounted electric heater and ceiling light and built in wardrobe

SHOWER ROOM 6' 1" x 6' 5" (1.85m x 1.96m) Having double glazed window to rear elevation, complimentary tiling to walls and is fitted with a matching white suite comprising low flush wc unit, pedestal wash hand basin, shower cubicle with shower over and heated towel rail

GARAGE Having garage in a separate block block currently unmeasured, having up and over door to front elevation.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham

Utility Supply
Electric - Mains
Gas - no gas
Water - Mains
Heating - electric storage heating
Sewerage - Mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor and in-home
O2 and Three - Good outdoor
Vodafone - Good outdoor, variable in-home

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 91 Mbps. Highest available upload speed 20 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 999 years from 1983. Service Charge is currently running at £697.92 per 6 months and is reviewed (to be confirmed). There is a sinking fund which is £104.18 per 6 months. 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.

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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991