

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Central Location
- Beautifully Presented Throughout
- Spacious Lounge Diner
- Fitted Kitchen
- 2 Double Bedrooms

Harborough Court, 42 Belwell Lane, Four Oaks, Sutton Coldfield, B74 4TR

£195,000



## Property Description

Occupying a highly sought after and most convenient location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green & Sutton Coldfield town centres. The apartment is set back off Belwell Lane and has manicured grounds and visitors parking and access to the garage within a separate block, the development itself has well maintained communal areas and a staircase rising to the second floor. Internally there is a hallway with excellent storage, a bright and spacious lounge diner, a large modern fitted kitchen, 2 double bedrooms the master has a range of fitted furniture and a family bathroom.

The development is owner occupied so not suitable for investors and is also being sold with an equal share of the Freehold.

Apartments of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a telephone intercom entry system, side facing window allowing natural light, storage cupboard, access to loft via pull down ladder and doors to:

**LOUNGE DINER** 19' x 12' 11" (5.79m x 3.94m) A bright and spacious living and dining room with a feature fireplace as the focal point, a window overlooking the well maintained communal gardens, coving and a door to the fitted kitchen.

**FITTED KITCHEN** 16' 11" x 6' 9" (5.16m x 2.06m) To include a stylish and comprehensive range of cream fronted wall and base wounded units with complementing work surfaces over and tiled splash backs, an integrated oven and gas hob with extractor fan over, dishwasher and fridge freezer, sink and drainer unit, a window to the side, breakfast bar and radiator.

**BEDROOM ONE** 14' x 10' 11" (4.27m x 3.33m) A great sized master bedroom with a range of fitted furniture with shelving, hanging and storage space, radiator and window to the rear.

**BEDROOM TWO** 9' 3" x 9' 2" (2.82m x 2.79m) Having a window to the rear and radiator.

**BATHROOM** Includes a matching white suite a panelled bath with shower over and shower screen, wash hand basin with vanity storage beneath, radiator and window.

**GARAGE** Number 7 (remained unmeasured) (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 City Council

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

Mobile coverage - voice and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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 in common (so all apartments will own one 12th of the freehold) with approximately 900 years remaining. Service Charge is currently running at £140 per month and is reviewed TBC. The Ground Rent is currently running at £0 and is reviewed TBC. 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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