

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

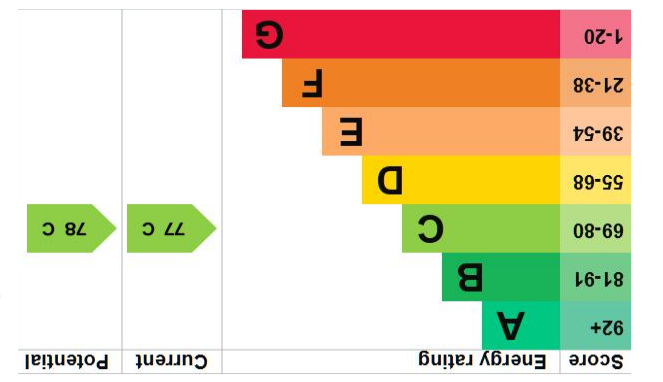


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Refurbished Throughout
- Spacious Lounge Diner
- Refitted Kitchen
- Refitted Bathroom
- 2 Double Bedrooms



Eaton Court, Mulroy Road, Sutton Coldfield, B74 2PZ

Offers In Region Of  
**£225,000**



## Property Description

Occupying a highly sought after and prestigious town centre location this superb two double bedroom refurbished first floor apartment offers spacious living accommodation throughout. 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 Sutton Coldfield and Mere Green town centres and being a stones throw away from tranquillity at Sutton Park. Internally the apartment which has been freshly decorated and fitted with new high quality carpets is entered via a hallway leading to a large lounge diner, a refitted kitchen, two double bedrooms and a refitted bathroom, the apartment comes with a garage and is also being sold with the benefit of having no upward chain.

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

In brief the accommodation comprises:

**HALLWAY** Having a useful storage cupboard and doors to:

**LOUNGE DINER** 21' 6" x 11' 5" (6.55m x 3.48m) A lovely sized lounge and dining room with views over Mulroy Road, two radiators, two front facing windows and a door to the inner hallway giving access to the bedrooms and refitted family bathroom.

**REFITTED KITCHEN** 8' 7" x 11' 6" max (2.62m x 3.51m) Newly refitted to now include a stylish and comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over and tiled splashbacks, integrated oven and hob with extractor fan over, sink and drainer unit, space and plumbing for white goods and a window to the front.

From the lounge a door to the inner hallway with further storage and doors to:

**BEDROOM ONE** 13' x 11' 5" (3.96m x 3.48m) A large master bedroom with fitted wardrobes with shelving and hanging space and radiator.

**BEDROOM TWO** 13' 4" x 11' 5" (4.06m x 3.48m) A further great sized bedroom with a window to the front and radiator.

**REFITTED SHOWER ROOM** To now include a stylish suite with a fully enclosed shower cubicle with multi head attachment, integrated vanity storage with a wash hand basin and WC, heated towel rail and fully tiled walls.

**GARAGE** - NUMBER 18 The garage remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available for likely for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 61 Mbps. Highest available upload speed 18Mbps.  
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.  
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.

**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 freehold in common and has a current service charge of approximately £1700 per annum and approximately 100 years remaining on the lease. 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 Solicitor or Surveyor. Please note that all measurements are approximate.

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