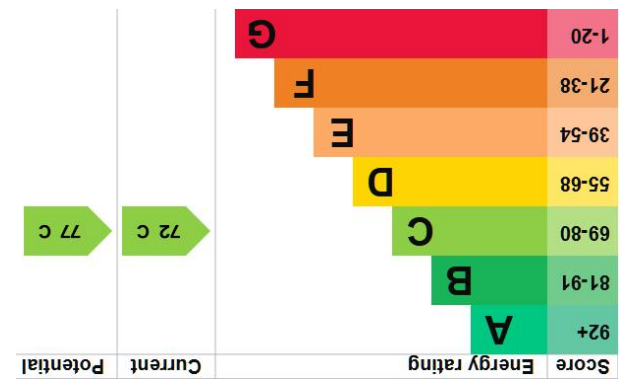


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



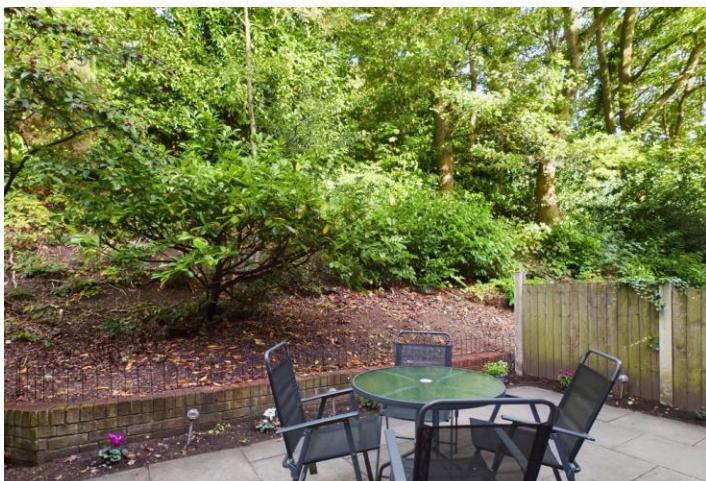
- Highly Sought After Location
- 2 Double Bedroom Ground Floor Apartment
- Spacious Lounge & Dining Area
- Fitted Kitchen
- Refitted Shower Room



Tansy, Badgers Bank Road, Four Oaks, Sutton Coldfield, B74 4EW

Asking Price Of £150,000





## Property Description

Occupying a highly sought after and central location and being ideally positioned 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 and Sutton Coldfield town centres. Entered via a secure intercom entry system the apartment is situated on the ground floor and has a hallway with storage facilities, a large lounge diner with access to a private garden, a fitted kitchen, two double bedrooms and a stylish shower. The apartment is being sold with no upward chain and must be viewed to appreciate the size and wealth of accommodation on offer.

In brief the accommodation comprises:

### SECURE INTERCOM ENTRY SYSTEM

**HALLWAY** Having a secure telephone intercom entry system, two storage cupboards, radiator and doors to:

**LOUNGE & DINING AREA** 20' 4"max x 16' 7"max (6.2m x 5.05m) A spacious lounge and dining area with wood effect flooring, a full height window to the rear and sliding patio doors to the private garden, coving, radiator and a door to the fitted kitchen.

**FITTED KITCHEN** 9' x 7' 9" (2.74m x 2.36m) To include a matching range of white fronted wall and base mounted units with complementing work surfaces over, display cabinets, sink and drainer unit, built in oven, space for a fridge freezer and washing machine and side facing window.

**BEDROOM ONE** 18' 6" x 8' 5" (5.64m x 2.57m) Having a full height window to the front.

**BEDROOM TWO** 18' 4" x 7' 11" (5.59m x 2.41m) A further double bedroom with a picture window to the front aspect.

**SHOWER ROOM** A stylish white suite with fully tiled walls and flooring, a corner shower cubicle, wash hand basin and low level WC, side facing window.

**OUTSIDE** To the rear of the home there is a great sized garden, a patio area for entertaining and surrounded by mature trees, shrubs and fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9Mbps.  
 Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 16Mbps.  
 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 89 years remaining. Service Charge is currently running at £230.40 per month which covers all communal areas and heating and is reviewed TBC. The Ground Rent is currently running at N/A and is reviewed N/A. 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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