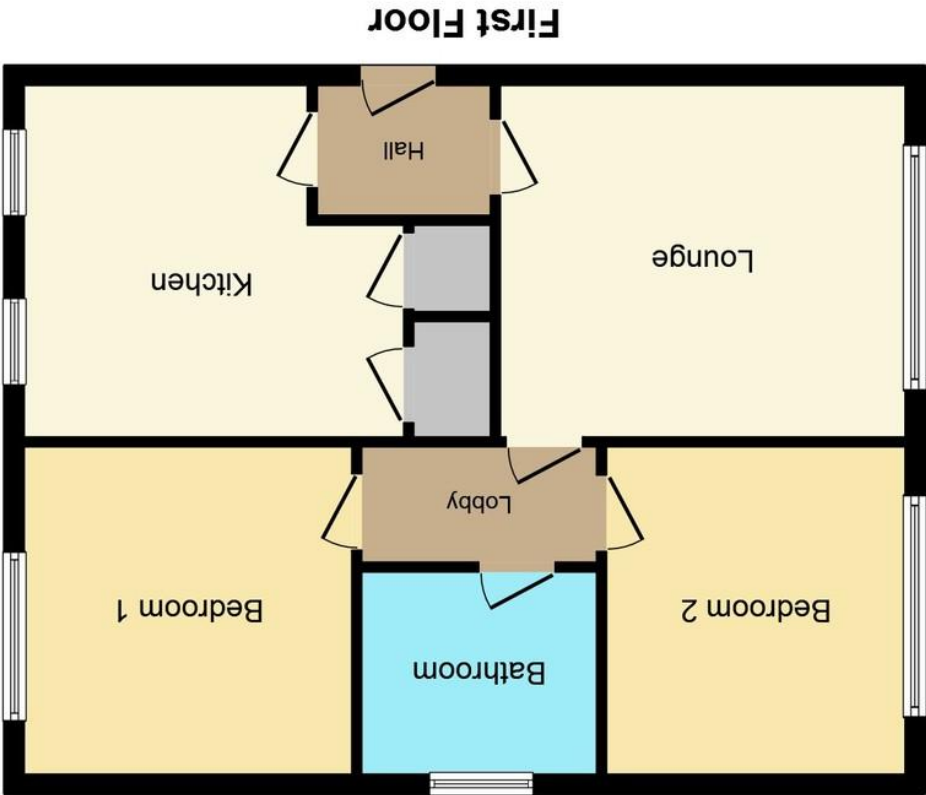


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	76 C

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- Highly Sought After Town Centre Location
- No Upward Chain
- Spacious Lounge
- Refitted Kitchen
- Two Double Bedrooms
- Family Bathroom



Green Gables, Lichfield Road, Sutton Coldfield, B74 2SX

Offers In Region Of
£157,500



Property Description

Green and Company are delighted to offer to the market this superb two double bedroom second floor apartment situated within a highly sought after area of Sutton Coldfield. 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. Situated off the prestigious Lichfield Road the apartment is surrounded by well maintained communal grounds and is entered via a secure intercom entrance with a staircase to the second floor. Internally there is a hallway with doors to a spacious lounge and refitted kitchen, an inner lobby leads to two double bedrooms and a family bathroom. To complete the apartment there is a garage and is also being sold with the benefit of having no upward chain.

Early inspection is strongly advised to avoid any disappointment and in brief comprises:

ENTRANCE HALLWAY

LOUNGE DINER 14' 11" x 13' 2" (4.55m x 4.01m) A great sized lounge and dining area with a window to the front, two radiators and a door to the inner lobby.

FITTED KITCHEN 8' x 10' 2" x 12' 2" max x 7' min (2.44m x 3.09m x 3.1m x 2.13m) Refitted to now include a stylish range of matching high gloss wall and base mounted units with complementing work surfaces over tiled splash backs, integrated oven and gas hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, two useful storage cupboards, radiator and two windows to the rear.

From the inner lobby doors lead to –

BEDROOM ONE 11' 2" x 11' 7" (3.4m x 3.53m) Having a window to the rear and radiator.

BEDROOM TWO 9' 8" x 11' 7" (2.95m x 3.53m) Having a window to the front and radiator.

FAMILY BATHROOM A matching white suite with a panelled bath with telephone attachment and shower over, wash hand basin, low level WC, radiator and side facing window.

GARAGE (Unmeasured) 18 in separate block.
(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

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 85 years remaining. Service Charge is currently running at £1280 and is reviewed annually including Ground Rent. 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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