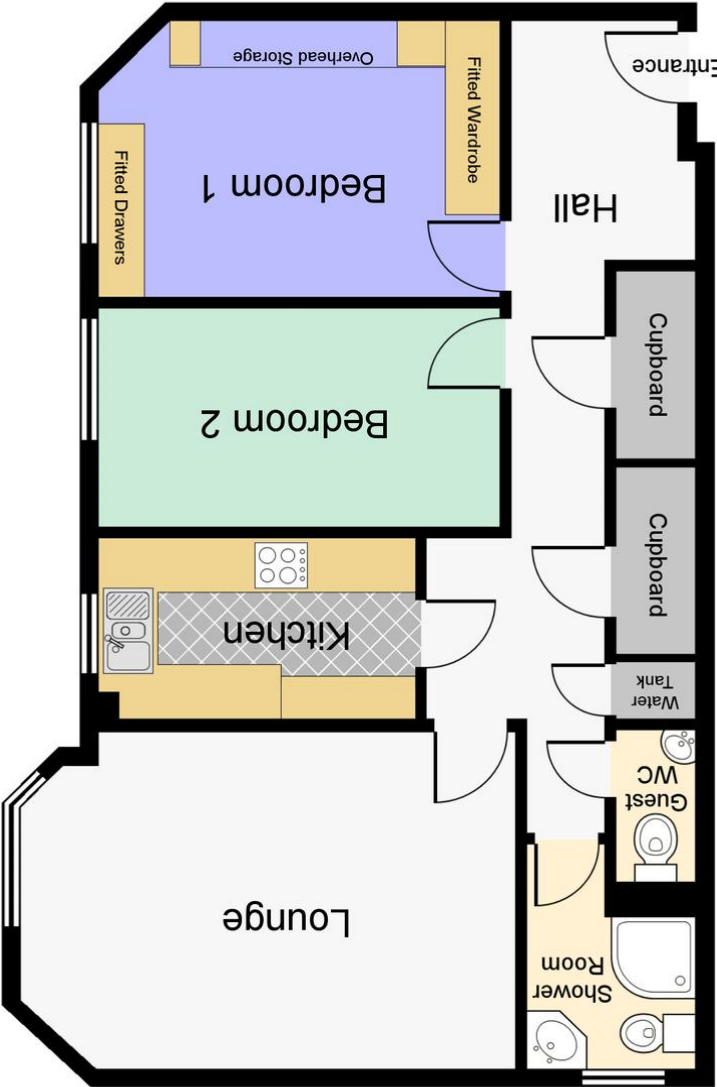


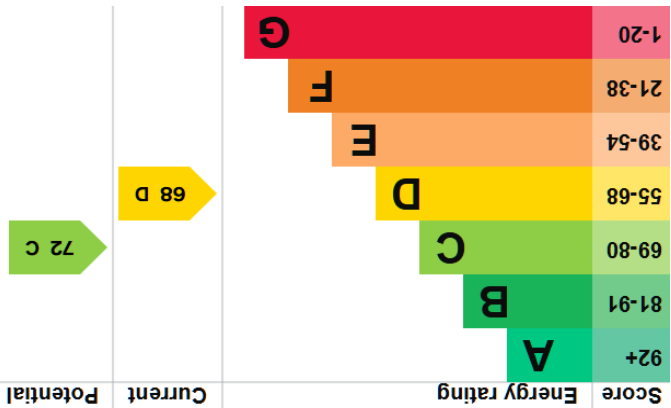
NOT TO SCALE. THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

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 Convey.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- 2 Bedroom Ground Floor Apartment
- Permit Parking
- Secure Intercom Entry System
- Spacious Lounge & Diner
- Fitted Kitchen

Ethelred Close, Four Oaks , Sutton Coldfield, B74 4BX

Offers In Region Of
£175,000



Property Description

Green and Company are delighted to offer to the market this two bedroom ground floor flat in a convenient location close to Mere Green. The property is immaculate throughout and has residents' parking, communal gardens, communal entrance, hallway, fitted kitchen, spacious lounge, two double bedrooms, guest w.c., shower room, double glazing and electric storage heaters (both where specified).

The home is ideally situated for schooling for children of all ages, excellent road and rail links for the commuter and shopping and leisure facilities at Mere Green and neighbouring Sutton Coldfield.

The property is approached via path to:

COMMUNAL ENTRANCE Which has electric intercom entry and leads to front door into:

HALL Having electric storage heater, two large storage cupboards and doors off.

LOUNGE 12' 1" x 17' 4" (3.68m x 5.28m) Having double glazed bay window to rear, electric storage heater and coving.

KITCHEN 11' 3" x 6' 4" (3.43m x 1.93m) Having a range of wall and base units, work surfaces, tiled splashbacks, integrated hob and oven, space and plumbing for white goods, sink and drainer unit and window to the rear.

SHOWER ROOM Having low level w.c., wash hand basin with vanity unit beneath, double glazed window to side aspect, tiled walls, heated towel rail and flooring and glazed cubicle with electric shower.

GUEST WC Having low level w.c. and wash hand basin.

BEDROOM ONE 10' 1" x 14' (3.07m x 4.27m) Having double glazed window to rear, fitted wardrobes and electric storage heater.

BEDROOM TWO 7' 8" x 14' (2.34m x 4.27m) Having double glazed window to rear and electric heater.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.
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 90 years remaining. Service Charge is currently running at £1270 per annum and is reviewed TBC. The Ground Rent is currently running at £10 per annum 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.

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

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