



Four Oaks | 0121 323 3323



- 2 Bedroom Second Floor Apartment
- Superb Central Location
- Refitted Kitchen
- Garage
- Long Lease
- 2 Double Bedrooms



Kingston Court, Lichfield Road,
Four Oaks, Sutton Coldfield, B74 2RT

Offers In Region Of
£195,000



Property Description

Occupying a highly sought after 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 and Sutton Coldfield town centres the apartment sits nicely between them both. Entered via a secure intercom entry system giving access to the well maintained communal areas with a staircase rising to the second floor, internally the apartment has been refurbished and now has a spacious lounge diner, a modern refitted kitchen with utility/storage area off, two double bedrooms and family bathroom with separate WC, the apartment is being sold with an extended lease, no upward chain and the added benefit of having a garage in the block to the rear.

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

HALLWAY Having a useful storage cupboard, telephone intercom entry system, two ceiling light fittings, coving, wood effect flooring and doors to:

LOUNGE DINER 13' 4" x 16' 5" (4.06m x 5m) A large lounge with full width window over looking the rear garden and fitted blind, ceiling light fitting, wood effect flooring and coving.

REFITTED KITCHEN 11' 6" x 7' 9" (3.51m x 2.36m) To now include a stylish range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, sink and drainer unit, spot lights, window to the rear with fitted blind and door to the useful storage/utility area.

BEDROOM ONE 13' 2" x 11' 3" (4.01m x 3.43m) A large master bedroom with built in storage cupboard, wood effect flooring, ceiling light fitting and front facing window with fitted blind.

BEDROOM TWO 11' 6" x 13' 1" (3.51m x 3.99m) A further double bedroom with a front facing window with fitted blind, wood effect flooring and storage cupboard.

BATHROOM To include a white suite with a panelled bath with shower over, wash hand basin, rear window and a separate WC off the hallway.

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 B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor and in home
Three, Vodafone - Good outdoor, variable in home
O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 69Mbps. 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 140 years remaining. Service Charge is currently running at £1700 per annum and is reviewed TBC. The Ground Rent is currently running alongside service charge 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

*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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323