

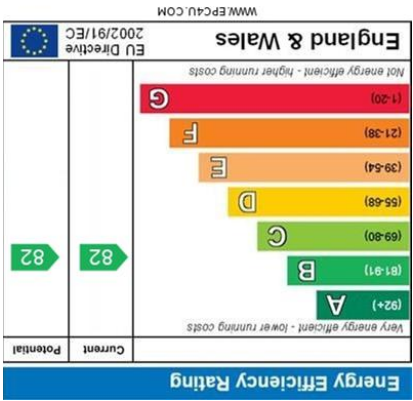
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Immaculate 2 Bedroom First Floor Apartment
- Highly Sought After Gated Development
- Spacious Lounge & Modern Fitted Kitchen
- 2 Great Sized Bedrooms
- No Upward Chain



Baker Court, 188b Lichfield Road,
Four Oaks, Sutton Coldfield, B74 2TX

Offers In Region Of
£195,000



Property Description

This immaculate executive apartment offers spacious living and is light filled and beautifully maintained to a high specification, with an allocated parking space. Ideally located for excellent transport and rail links and the leisure facilities of The Mulberry Walk Development at Mere Green. Also within close proximity of Sutton Coldfield Town Centre.

The property is approached via the gated entrance and front door access into the communal hall areas. Front door opens into:-

SPACIOUS ENTRANCE HALL With large storage cupboard and three frosted double glazed windows to the rear.

OPEN PLAN LOUNGE/DINING AREA 17' 4" x 9' 6" (5.28m x 2.9m) With double glazed PVC French door opening to Juliet balcony to the front, double glazed PVC window to the front and laminate flooring.

OPEN PLAN THROUGH TO KITCHEN AREA 7' 10" x 7' 2" (2.39m x 2.18m) Comprising; fitted kitchen with wall and base units in neutral finishes with matching work surfaces and splash backs. Double glazed PVC window to the rear, stainless steel sink drainer one and half bowl, electric oven, gas hob with extractor fan over, integrated washing machine, integrated fridge freezer, central heating boiler and tiled flooring.

BEDROOM ONE 8' 11" x 10' 4" (2.72m x 3.15m) With double glazed PVC window to the front and built in mirrored slide wardrobes.

BEDROOM TWO 12' 11" x 8' 10" (3.94m x 2.69m) With double glazed PVC window to the front.

BATHROOM 6' 10" x 5' 2" (2.08m x 1.57m) White suite comprising; bath with mixer taps and shower over, WC, wash hand basin, is partly tiled with tiled flooring and frosted double glazed PVC window to the rear.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property . Mobile coverage for: EE, O 2, Three, Vodafone - Good outdoor and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps. Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media

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 111 years remaining. Service Charge is currently running at £1925.59 per annum and is reviewed TBC. The Ground Rent is currently running at £340 per annum and is reviewed TBC and Buildings Insurance of £279.56 per annum. 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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