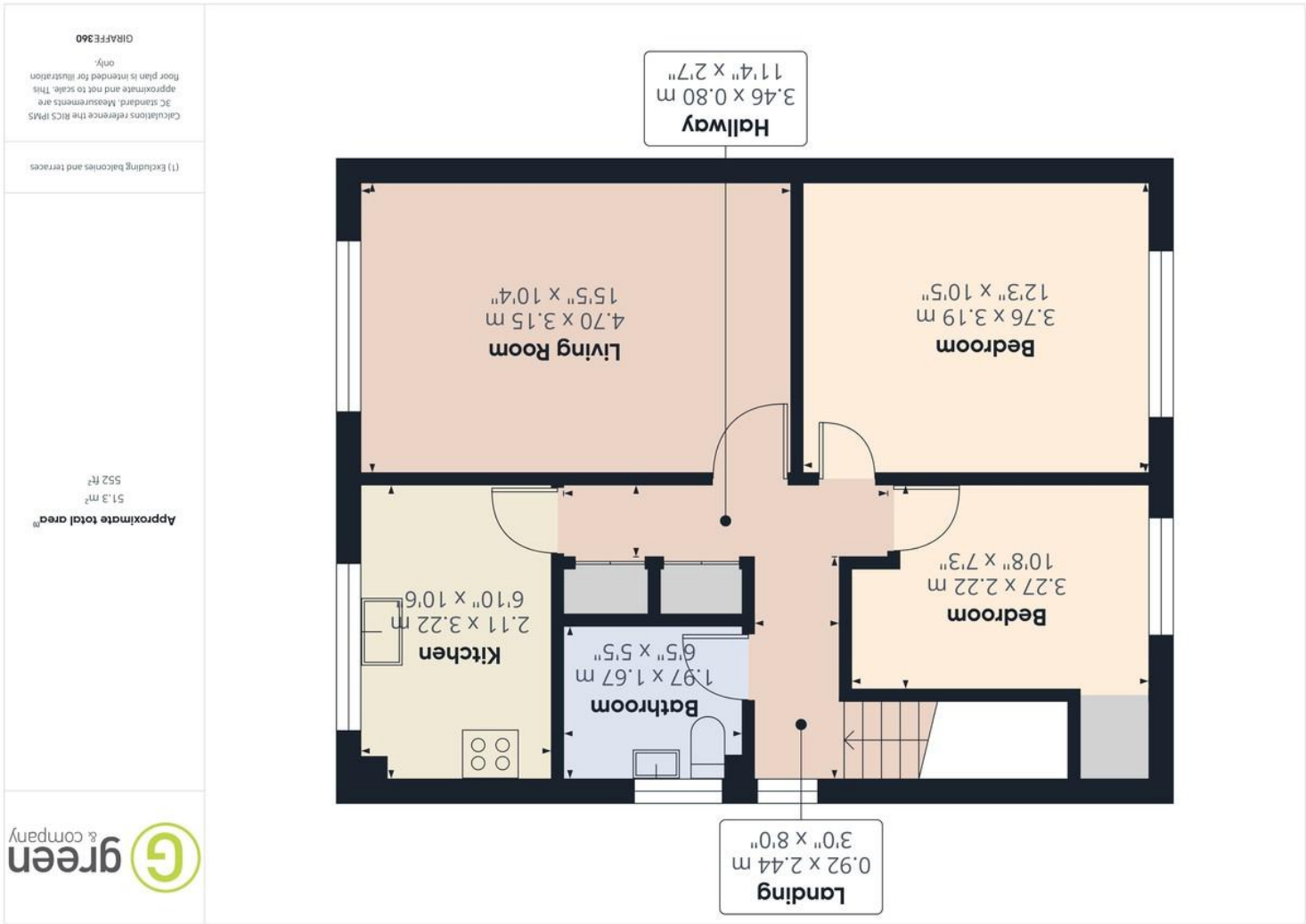


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.

Four Oaks | 0121 323 3323

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 A.cts.

SignedDate



- Highly Sought After Quiet Cul De Sac Location
- Refurbished First Floor Maisonette
- Refitted Kitchen & Bathroom
- Beautiful Garden
- 2 Great Sized Bedrooms



15 Moore Close, Four Oaks, Sutton Coldfield, B74 4XY

£215,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after and quiet cul de sac location we are delighted to bring to the market this beautifully presented and refurbished two bedroom first floor maisonette. 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. There is a private car park with an allocated parking space, the maisonette itself has a private entrance with a staircase rising to the first floor, there is a lovely sized lounge, a stylish refitted kitchen and bathroom, two great sized bedrooms and a beautiful private garden.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises.

HALLWAY Approached via a staircase rising to the first floor, there is an L shaped hallway with a window to the side allowing natural light, wood effect flooring, two useful storage cupboards, radiator, loft access and doors to:

FORMAL LOUNGE 15' 5" x 10' 4" (4.7m x 3.15m) A great sized formal lounge with a feature fire surround as the focal point, coving, radiator and rear facing window.

REFITTED KITCHEN 6' 10" x 10' 6" (2.08m x 3.2m) Beautifully refitted to now include a stylish range of high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, integrated fridge freezer, plumbing and space for white goods, sink and drainer unit, rear facing window, wood effect flooring and radiator.

BEDROOM ONE 12' 3" x 10' 5" (3.73m x 3.18m) Having a front facing window, wood effect flooring and radiator.

BEDROOM TWO 10' 8" x 7' 3" (3.25m x 2.21m) Having a front facing window, radiator and over stairs storage area.

FAMILY BATHROOM Includes a matching white suite with a bath with shower over, suspended wash hand basin, low level WC, tiled walls and flooring, heated towel rail and side facing window.

OUTSIDE There is a beautiful garden with gated access opening in to a landscaped garden with a patio area for entertaining, a sculpted lawn with fenced boundaries offering maximum privacy and a picturesque setting.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, O2 and Vodafone - Good outdoor, variable in-home

Three - Good outdoor and in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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 56 years remaining, however the current owner is seeking to extend the lease by a further 90 years so will be extended on completion.. The Ground Rent is currently running at £60 per annum and is reviewed (to be confirmed). 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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