

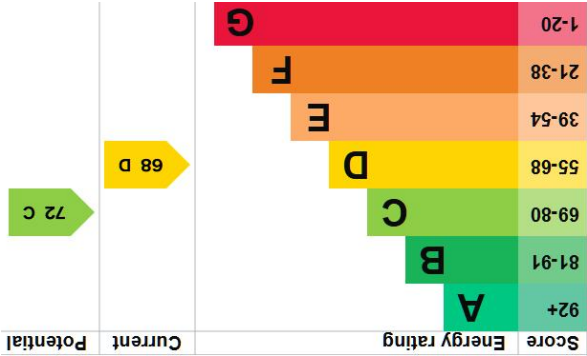
LEGAL READY

"How does this help me?"

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 Conveyor.



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



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Over 55's Retirement Apartment
- Spacious Lounge
- CONSERVATORY
- Fitted Kitchen
- 2 Bedrooms

Byron Court, 536 Lichfield Road,
Four Oaks, Sutton Coldfield, B74 4EH

Offers In Region Of
£160,000



Property Description

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

Located in this popular retirement development off the Lichfield Road, this delightful ground floor maisonette offers secure and spacious accommodation with the peace of mind of having emergency pull cord systems and an on site manager (working days vary). Available to clients over the age of 55 and being ideally placed for all local amenities including excellent shopping and leisure facilities at Mere Green, Sutton Coldfield and Lichfield centres, excellent transport links by both road and rail, doctors surgery and more. Approached via a car park with visitors and residents park, beautifully maintained communal grounds, the apartment itself has a private entrance with spacious lounge with a conservatory and access to the private rear garden, fitted kitchen, two great sized bedrooms and shower room.

This is a rare opportunity to purchase a lovely apartment in a most convenient location so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a useful storage cupboard and doors to:

FORMAL LOUNGE 11' 1" x 14' 10" (3.38m x 4.52m) A spacious lounge with a feature fireplace as the focal point and a door to the conservatory.

CONSERVATORY 8' 2" x 12' 1" (2.49m x 3.68m)
A beautiful and extremely rare addition with views and access over the private rear garden and radiator.

FITTED KITCHEN 10' 8" x 8' 10" (3.25m x 2.69m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and microwave oven, hob with extractor fan over, plumbing and space for white goods and a window to the rear.

BEDROOM ONE 9' 8" max x 13' 11" max (2.95m x 4.24m) A great sized master bedroom with a range of fitted wardrobes including storage and having a front facing window.

BEDROOM TWO 6' 4" x 7' 8" (1.93m x 2.34m) Having a fitted wardrobe and side facing window.

SHOWER ROOM To include a walk in shower cubicle, suspended wash hand basin and WC.

The apartment has a beautiful rear garden with a gate to the car park.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 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 100 years remaining. Service Charge is currently running at £217 per month and is reviewed (to be confirmed). The Ground Rent is currently running at (to be confirmed) 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323