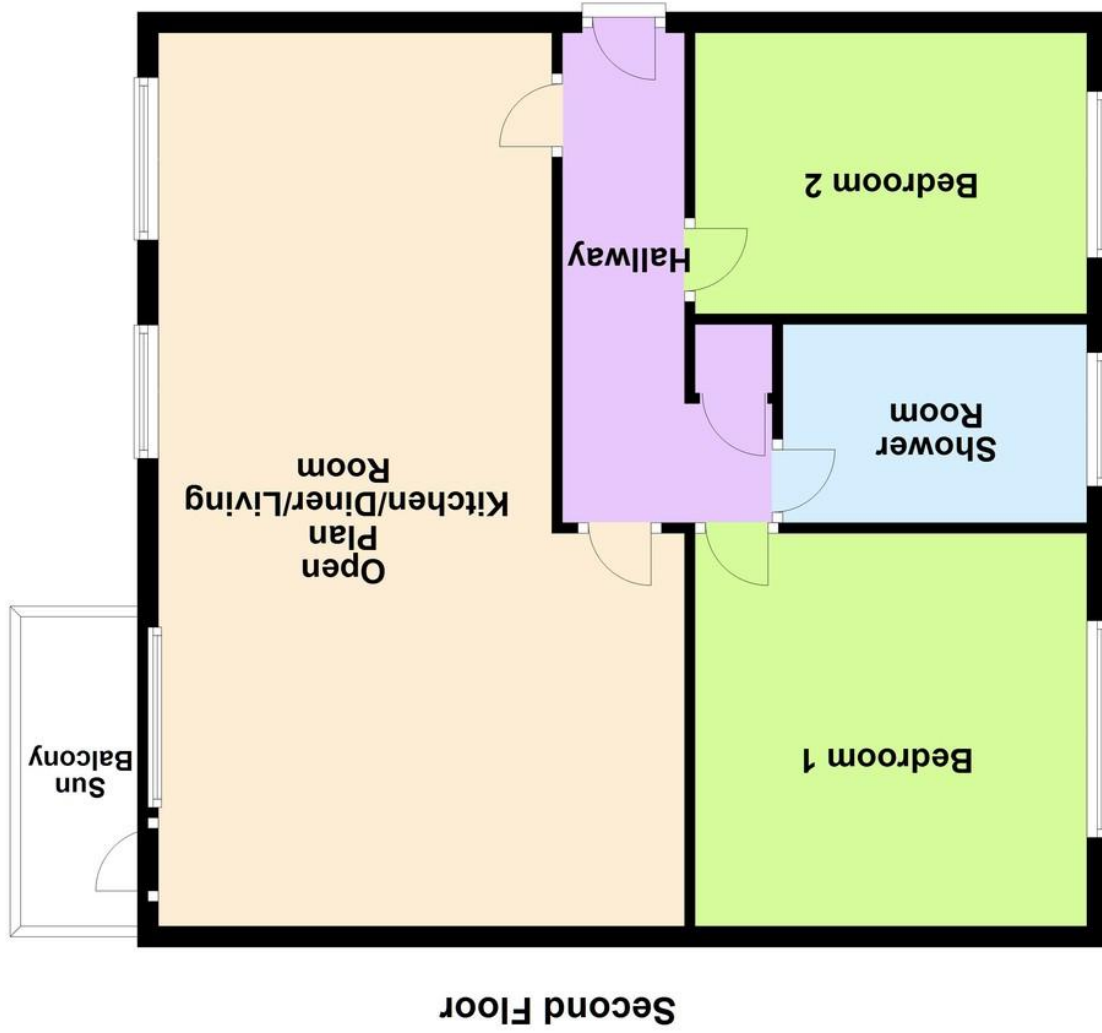
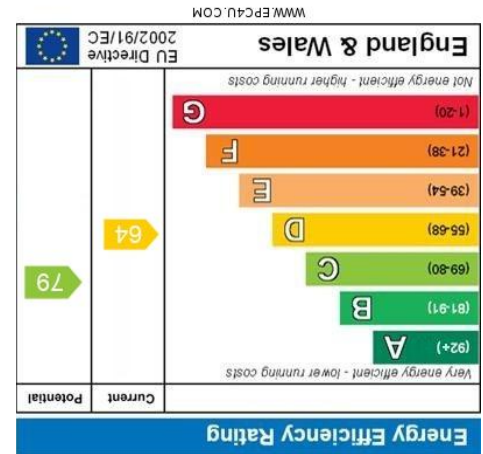


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. If 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.



Walmley | 0121 313 1991



- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- COMMUNAL HALLWAY WITH SECURITY ENTRY SYSTEM
- IMMACULATELY PRESENTED SECOND FLOOR APARTMENT

Hawthornden Court, 183 Penns Lane, Walmley, Sutton Coldfield, B76 1JU

£190,000



Property Description

SUPERB TWO BEDROOM SECOND FLOOR APARTMENT! This exceptional second floor spacious two bedroom apartment set in secluded driveway off Penns Lane. The property must be viewed internally to appreciate the size and contemporary décor and this well maintained property. The property briefly comprises; communal entrance hallway with security entry intercom, hallway, superb open plan kitchen/diner/living room, two double bedrooms, reappointed shower room, garage in separate block, well kept extensive communal gardens, garage in separate block.

COMMUNAL ENTRANCE HALLWAY Being approached via security entry system with stairs off to first and second floor landings, Apartment 19 is situated on the second floor.

RECEPTION HALLWAY Being approached via entrance door with parquet wood flooring, useful cloaks storage cupboard and doors off to all rooms.

OPEN PLAN KITCHEN DINER/LIVING ROOM 27' 11" x 16' 5" max 12' 5" (8.51m x 5m max 3.78m) Kitchen area having a matching range of wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap and tiled splash back surrounds, fitted halogen hob, built in double oven, space and plumbing for washing machine, space for fridge/freezer and space and plumbing for dishwasher, double glazed window to side elevation and opening through to:-

LOUNGE/DINING AREA Lounge having fireplace with surround and hearth, coving to ceiling, double glazed door with matching side screen leading out to sun balcony. Dining area having space for dining table and chairs, wall mounted electric heater and double glazed window to side elevation.

BEDROOM ONE 12' 4" x 12' 4" (3.76m x 3.76m) Having double glazed window to side elevation and wall mounted electric heater.

BEDROOM TWO 12' 3" x 8' 10" (3.73m x 2.69m) Having a range of fitted bedroom furniture comprising; double wardrobe and single wardrobe, dressing table, useful built in storage cupboard, built in drop down bed and double glazed window to rear.

SHOWER ROOM Having been luxury re appointed with a white suite comprising; wash hand basin set on pedestal with chrome waterfall mixer tap with splash back surrounds, fully tiled walk in double shower cubicle with mains rainwater shower over and shower attachment, low flush WC, chrome ladder heated towel rail, downlighting, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the front the property is set in well kept communal grounds, communal gardens, residence parking and there is beautifully maintained and landscaped rear gardens and garage on block.

GARAGE Unmeasured. In separate block with up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is

suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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 966 years remaining. Service Charge is currently running at £1600 per annum and is reviewed on an annual basis. The Ground Rent is currently running at £40 per annum and is reviewed on an annual basis. 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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