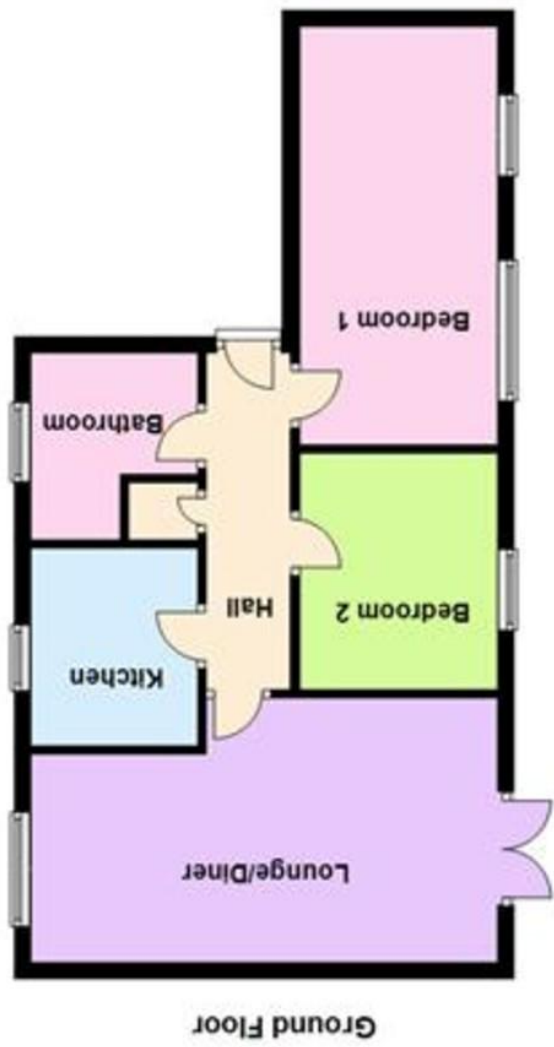


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	82

Walmley | 0121 313 1991



- A WELL PRESENTED MODERN FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN
- REAPPOINTED BATHROOM
- TWO GOOD SIZED BEDROOMS



Flat , 81 Warren House Walk, Walmley, Sutton Coldfield, B76 1TS

Asking Price Of £185,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

A spacious two bedroomed modern first floor apartment, situated in a highly popular residential location. The apartment is conveniently situated for amenities and within walking distance of the shops and amenities within Walmley Village, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises communal entrance hallway, reception hallway, spacious lounge/dining room with sun balcony, modern fitted kitchen two good sized bedrooms, reappointed bathroom. Outside the property is set in well kept secure gated communal grounds with allocated parking. EARLY INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED. NO UPWARD CHAIN.

COMMUNAL ENTRANCE HALLWAY Approached by a security entrance system.

RECEPTION HALLWAY Approached by a reception door, having useful storage cupboard, wall mounted electric heater, laminate flooring and doors off to all rooms.

LOUNGE/DINER 19' 01" x 10' 09" (5.82m x 3.28m) Having double glazed window to front, double glazed French doors leading out to balcony with views over rear communal garden, wall mounted electric heater.

FITTED KITCHEN 8' 00" x 7' 08" (2.44m x 2.34m) Being fitted with a modern range of wall and base units, with work top surfaces over double glazed window to front, stainless steel sink unit, tiled splash back surrounds, fitted electric hob with extractor hood above, built in double oven, space and plumbing for washing machine, space for fridge/freezer, and double glazed window to front elevation.

BEDROOM ONE 17' 00" x 08' 01" (5.18m x 2.46m) Having double glazed window to rear elevation, wall mounted electric heater.

BEDROOM TWO 9' 8" x 08' 09" (09m x 2.67m) Having double glazed window to rear elevation, wall mounted electric heater.

REAPPOINTED BATHROOM Having a white suite, comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls, extractor, wall mounted electric shaver point, wall mounted electric heater and opaque double glazed window to front elevation.

OUTSIDE The property is set in well kept secure gated communal gardens and has allocated parking to the front.

Council Tax Band C Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 14 Mbps.
Networks in your area - Openread

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 102 years remaining. Service Charge is currently running at £1016.00 per half year and is reviewed annually. This covers maintenance of the communal areas and building insurance. The Ground Rent is currently running at £86.00 per half year and is reviewed annually. 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

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