

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



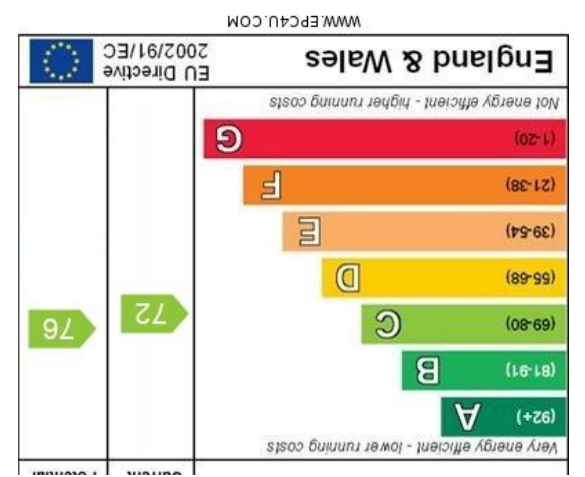
LEGAL READY

"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 Conveor.



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 Acts.

Signed
 Date



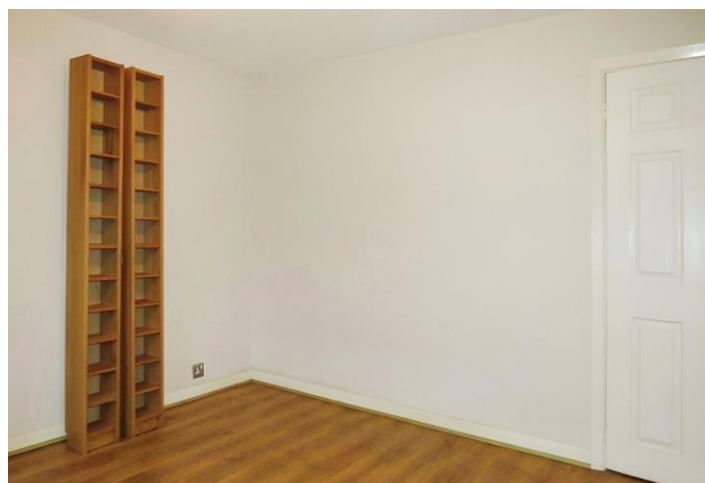
Walmley | 0121 313 1991



- CASH BUYERS ONLY
- A TWO BEDROOM GROUND FLOOR MAISONETTE WITH ONLY 48 YEARS LEFT ON THE LEASE
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- CONSERVATORY
- TWO DOUBLE BEDROOMS

43 Brailes Drive, Walmley, Sutton Coldfield, B76 2UW

£125,000




green & company

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Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

CASH BUYERS ONLY - TWO BEDROOM GROUND FLOOR MAISONETTE WILL ONLY 48 YEARS REMAINING ON THE LEASE. An ideal opportunity to acquire this two bedroom ground floor maisonette which is currently let out to an existing tenant for £700 PCM. The property is ideally situated for amenities including local schools and shops 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 comprising:- Entrance porch, spacious lounge, kitchen, conservatory, two double bedrooms and bathroom. Outside the property is set back behind a fore garden with a detached garage and drive adjacent to the property and to the rear is a good sized private enclosed rear garden. **EARLY VIEWING RECOMMENDED.**

The accommodation in full comprises: exterior light point and upvc double glazed leaded light front door leading through to:

RECEPTION PORCH Having open aspect and laminate wood flooring which continues through to:

LOUNGE 13' 10" x 11' 7" (4.22m x 3.53m) Having wooden Adam style fire surround and central electric coal effect fire, coving to ceiling, radiator and double glazed window facing front.

KITCHEN 10' 2" x 9' (3.1m x 2.74m) Having a comprehensive range of contemporary shaker style cupboards with work top surfaces over incorporating stainless steel sink unit with side drainer, central cutlery drainer, mixer tap, double base unit below, plumbing for automatic washing machine to left hand side, further base unit to right hand side with space to end for upright fridge/freezer (subject to size), complementary tiling and roll topped working surface, wall mounted 'Apollo' gas central heating boiler, a separate run of double base and base drawer units with roll topped working surfaces above, central contemporary stainless cooker hood above 'Agor' stainless four ring electric hob and stainless 'Algor' oven below, double and single wall mounted units to either side, coving to ceiling, attractive ceramic tiling to floor and double glazed panel along with door leading out to the Conservatory.

CONSERVATORY Having double glazed windows to side and rear with double glazed French doors giving access to rear garden.

INNER HALLWAY Having continued laminate wood flooring, most useful walk in storage cupboard and further separate airing cupboard housing the lagged copper hot water cylinder with double cupboard above.

BEDROOM ONE 11' 0" x 10' 8" (3.35m x 3.25m) Having laminate wood flooring, radiator, coving to ceiling, double glazed window facing front.

BEDROOM TWO 10' 9" x 10' 2" (3.28m x 3.1m) Having laminate wood flooring, radiator, double glazed window overlooking the rear garden.

BATHROOM Having white suite comprising of bath with panel to side, most attractive full height tiling above with shower unit over and shower screen, continued full height tiling behind pedestal wash hand basin and w.c. with low level flush, contemporary style chrome fittings, chrome ladder radiator, ceramic tiling to floor and double glazed opaque window to rear.

DETACHED GARAGE (UNMEASURED) Situated in nearby block being number 200 and having driveway to the fore giving off road parking, up and over entrance door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property is set aside from the cul de sac of Brailles Drive behind a tarmacadam pathway and lawn with borders, a pathway leads down to external bin store and the property

Rear Garden a good sized and stocked rear garden having patio with lawn beyond, well stocked borders, boundaries defined by fencing.

Fixtures and Fittings as per sales particulars.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice data available for EE, Three, O2 & Vodafone and data available for EE & Three.

Broadband coverage -

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach & Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 48 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £26 per annum 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991



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