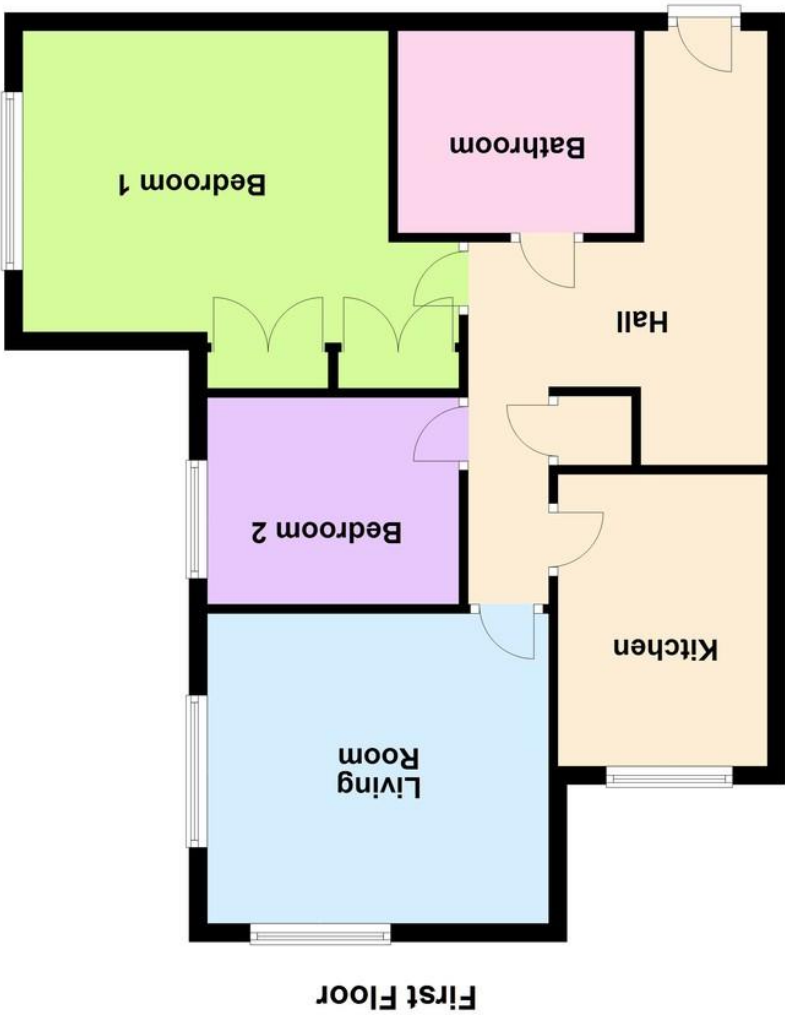


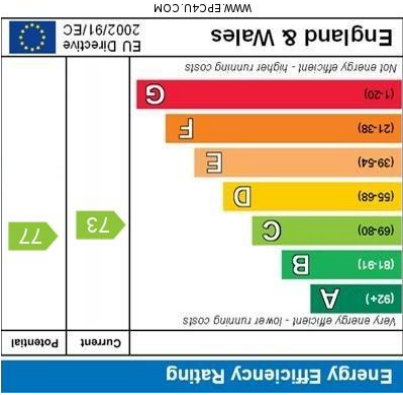
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991

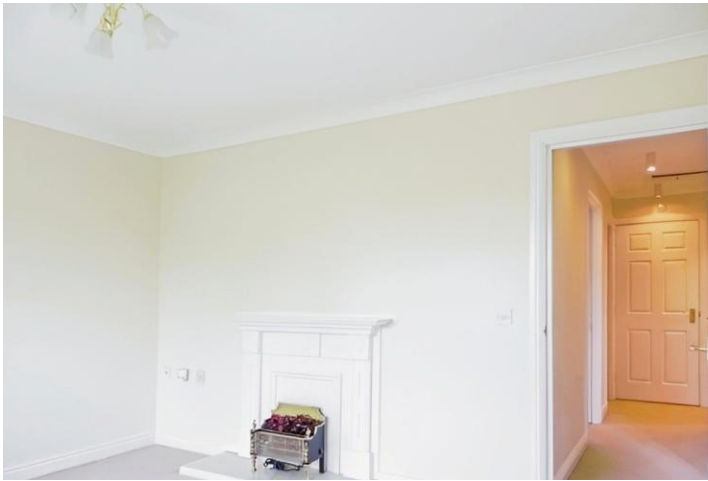


- SUPERBLY LOCATED FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S
- SPACIOUS LOUNGE
- TWO GOOD SIZED BEDROOMS
- FITTED KITCHEN
- BATHROOM



Checkley Court, Walmley, Sutton Coldfield, B76 1GE

£115,000



Property Description

RETIREMENT APARTMENT SET IN THE HEART OF WALMLEY VILLAGE - This first floor retirement apartment offers managed retirement accommodation in one of the most sought after developments in Sutton Coldfield being conveniently situated close to Walmley Centre offering shopping facilities, library, health centre, doctors surgery and public transport on hand. This first floor apartment benefits from double glazing and storage heating (both where specified). The accommodation briefly comprises communal entrance hallway with security entry system, private welcoming reception hallway, attractive lounge, fitted kitchen, two bedrooms and bathroom. The accommodation offers no upward chain and has the use of communal facilities which includes laundry and communal lounge.

Situated on the first floor and approached via a communal hallway.

RECEPTION HALL Being approached via entrance doorway, with useful built in storage cupboard, range of fitted units, wall mounted electric storage heater, doors off to all rooms.

LIVING ROOM 11' x 11' 2" (3.35m x 3.4m) With leaded double glazed window to front and side elevation and wall mounted electric storage heater.

KITCHEN 10' 7" x 7' 5" (3.23m x 2.26m) Having a range of matching wall and base units with work top surfaces over, incorporating an inset one and a half bowl sink unit with mixer tap and complimentary tiled splash back surrounds, fitted hob with extractor fan above, built in electric cooker, integrated fridge/freezer, leaded double glazed window to front.

BEDROOM ONE 16' 4" x 11' (4.98m x 3.35m) Having a comprehensive range of fitted wardrobes, double glazed window to front.

BEDROOM TWO 8' 6" x 7' 6" (2.59m x 2.29m) Having wall mounted panel heater, leaded double glazed window to front.

BATHROOM Having a four piece suite comprising panelled bath with electric shower over, bidet, low flush WC, vanity wash hand basin with cupboard beneath, and airing cupboard housing hot water cylinder.

OUTSIDE Checkley Court development has superb gardens, shared parking and communal areas and activities.

FIXTURES AND FITTINGS as per sales particulars.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.
Broadband coverage -
Broadband Type = Standard Highest available download speed 15 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 75 Mbps.

Highest available upload speed 20 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 64 years remaining. Service Charge is currently running at £2716.52 per annum and is reviewed annually. The Ground Rent is currently running at £200 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.

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