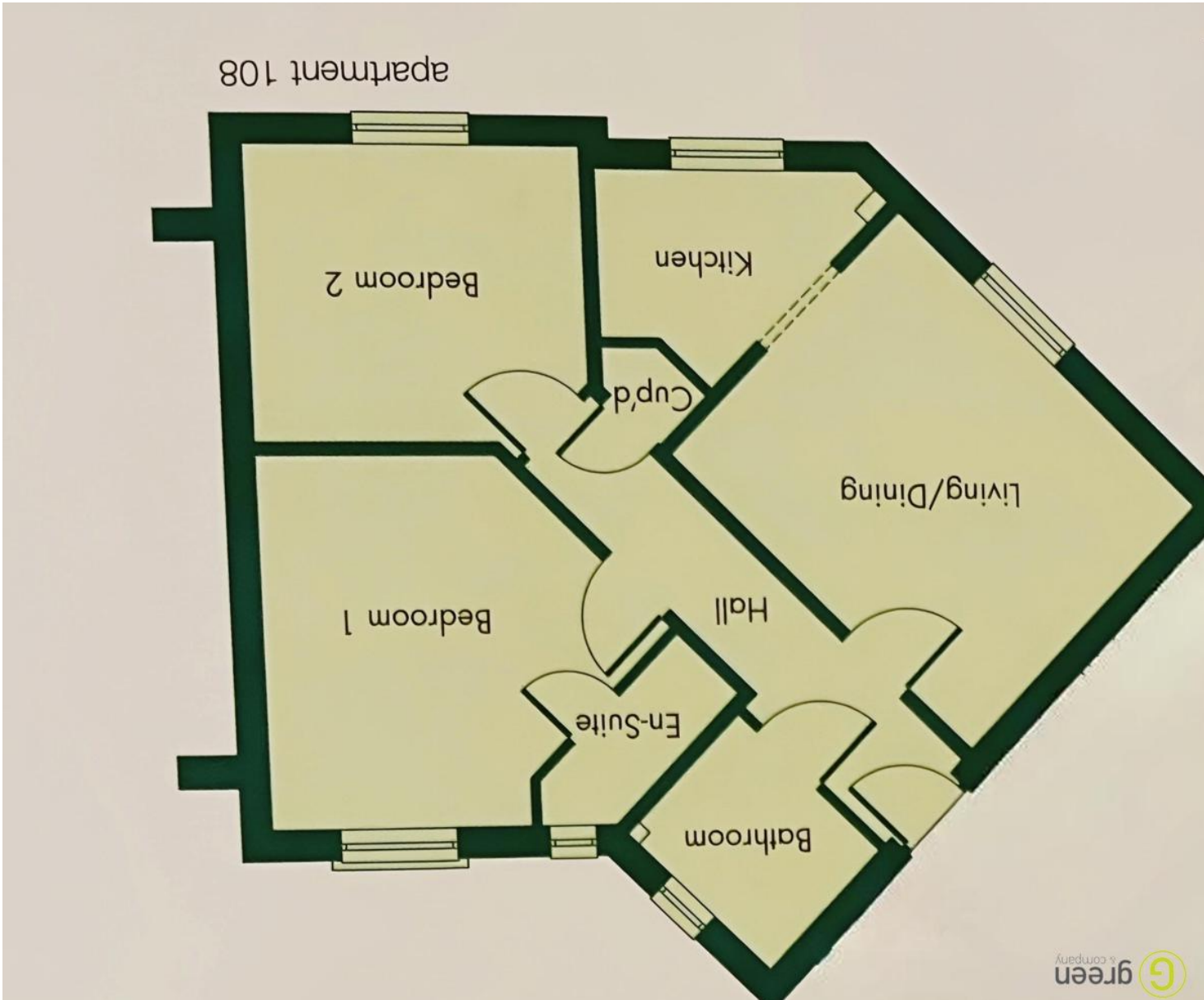


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

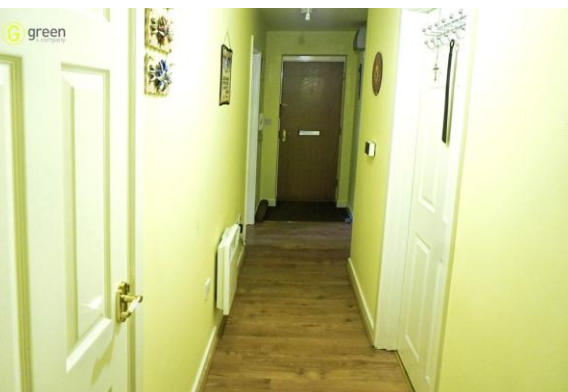
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Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order 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



- A WELL PRESENTED GROUND FLOOR APARTMENT
- ATTRACTIVE LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS - MASTER EN-SUITE
- PRINCIPLE BATHROOM
- ALLOCATED PARKING SPACE



Apartment 2, 2 Springthorpe Road, Erdington, Birmingham, B24 0PL

£135,000



Property Description

This well presented modern style two bed room apartment flat, currently for sale, offers an unrivalled blend of modern living and prime location. One of the outstanding features of this property is its prime location which is conveniently situated close to public transport links, ensuring easy commutes to and from the city centre. Excellent local amenities are just a short walk away, from grocery stores and small families will appreciate the proximity to reputable schools, making it an ideal choice for those with children. The accommodation briefly comprises:- Communal entrance hallway with security entry system, reception hall way, attractive living room with open-plan fitted kitchen that seamlessly combines cooking, dining, and lounging areas.

This clever design solution maximises the available space and enhances the cosy, homely feel of the apartment. There are two double bedrooms and the principle bathroom which is ideal for sharers or couples with a busy life style to avoid the morning queues.

Outside the apartment is set in well maintained communal grounds and has an allocated parking space. Early internal viewing of this superb property is highly recommended.

Outside to the front the property is set in a pleasant position, set back behind a neat communal grounds with pathways. Out to the rear of the property there is a pleasant enclosed communal garden with allocated parking spaces.

COMMUNAL ENTRANCE HALLWAY Approached by a security entry system. Apartment 2 is set on the ground floor.

RECEPTION HALLWAY Is approached by an entrance door with security entry telephone with laminate flooring, wall mounted electric heater, cupboard housing hot water cylinder and doors off to all rooms.

LIVING ROOM 14' 03" x 11' 07" (4.34m x 3.53m) Having double glazed window to front, laminate flooring, wall mounted electric heater and opening through to kitchen.

FITTED KITCHEN 9' 03" max x 7' 03" max (2.82m x 2.21m) Having a matching range of wall and base units with work top surfaces over, incorporating an inset one and a half bowl sink unit with mixer tap, and tiled splash back surrounds, fitted halogen hob with extractor hood above, built in electric cooker beneath, space and plumbing for washing machine, space for fridge/freezer, double glazed window to front.

BEDROOM ONE 13' 04" max x 12' 04" max (4.06m x 3.76m) With double glazed window to rear, wall mounted electric heater and door through to en suite.

EN SUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin with chrome mixer tap, tiled splash back surrounds, fully tiled enclosed shower cubicle with mains fed shower over and shower attachment, low flush WC, part tiling to walls, tiled floor, wall mounted electric shower point, extractor and opaque double glazed window to rear elevation, wall mounted electric heater.



BEDROOM TWO 11' 02" x 9' 10" (3.4m x 3m) With double glazed window to front, wall mounted electric wall heater.

BATHROOM Having a white suite comprising panelled bath with tiled splash back surrounds, pedestal wash hand basin, low flush WC, wall mounted electric heater and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is well maintained communal garden with allocated parking bay.

Council Tax Band B Birmingham City Council

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Networks in your area - EE & Three

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 110 years remaining. Service Charge is currently running at £1342.49 and is reviewed annually. The Ground Rent is currently running at £200 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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WANT TO SELL YOUR OWN PROPERTY?
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