

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

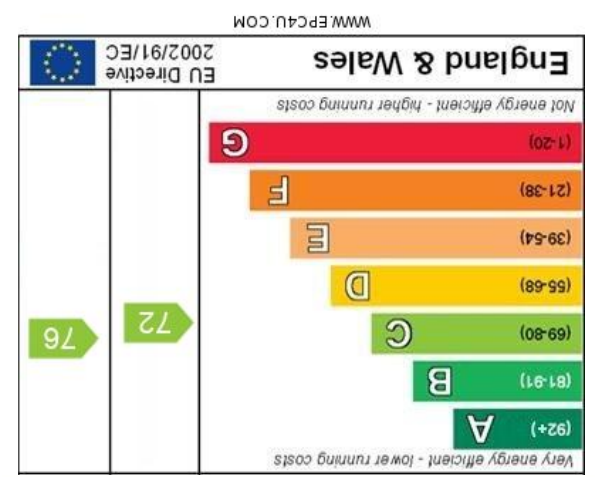


**LEGAL READY**

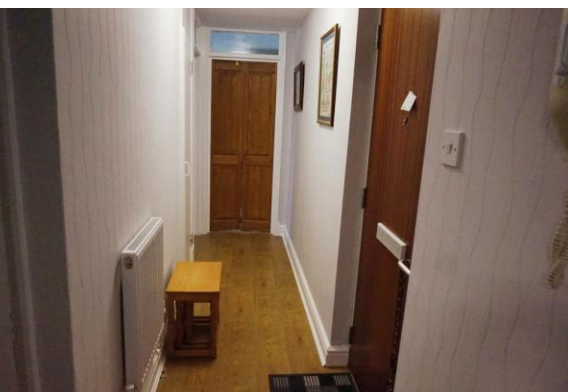
"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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.

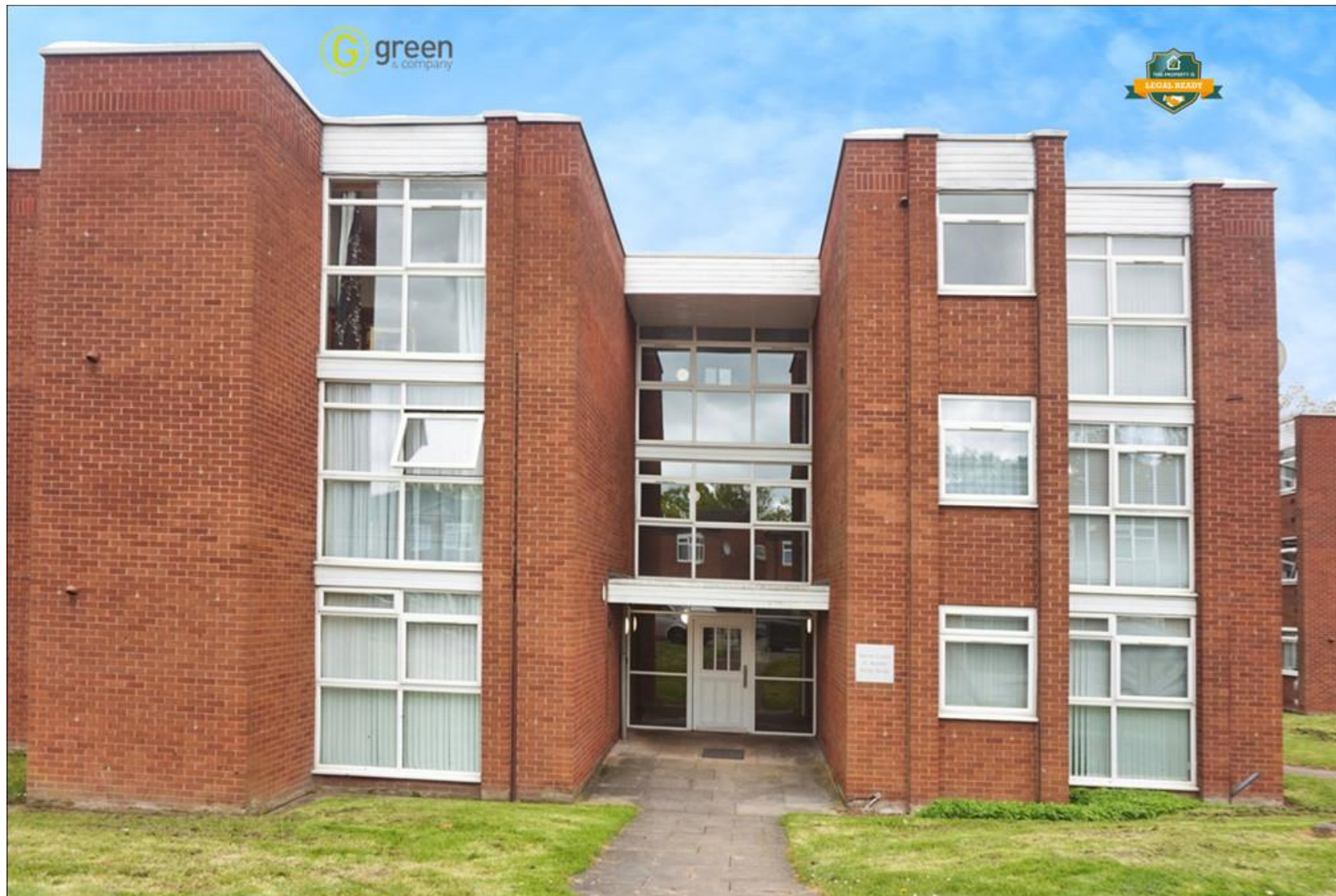
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state 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.



Walmley | 0121 313 1991



- A WELL PRESENTED GROUND FLOOR APARTMENT
- ATTRACTIVE LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- RE-APPOINTED SHOWER ROOM
- GARAGE EN-BLOC



Flat , Spiral Court , 21 Monks Kirby Road, Walmley, Sutton Coldfield, B76 2UN

Offers over £120,000

## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\*

**POPULAR RESIDENTIAL LOCATION** - This well presented purpose built two bedroom GROUND FLOOR flat is an ideal opportunity for someone who requires the living and sleeping accommodation all on the ground floor or an alternative to a bungalow with out the Price Tag!

The flat is conveniently situated amidst a wealth of facilities. It benefits from excellent public transport links making commuting a breeze. For families, the advantage of nearby schools further enhances the appeal of this property. Additionally, the location of the flat is enriched with local amenities, ensuring all necessities are within easy reach.

The accommodation briefly comprises:- Communal entrance hallway with security entry system, reception hallway, a spacious living room that serves as a welcoming space for guests and everyday living alike. The flat also benefits from a well-appointed kitchen, providing all the essentials for preparing daily meals with ease, the two comfortable bedrooms, offering a serene retreat for relaxation. One of the key features of this property is well appointed shower room, which offers a functional and clean design for the day-to-day needs of the residents.

Outside the property is set in well maintained communal grounds with residents parking bays and there is a garage situated in a nearby block.

In addition the flat benefits from the cost of both the hot water and heating for the property been included in the service charge.

**ENTRANCE HALLWAY** Approached by a security entrance door, the apartment is set on the ground floor. security entrance telephone, laminate flooring, radiator, airing cupboard housing hot water cylinder and doors off to all rooms.

**LIVING ROOM** 19' 09" x 10' 01" (6.02m x 3.07m) Having a radiator, laminate flooring, space for dining table and chairs, double glazed window to rear and door through to kitchen.

**FITTED KITCHEN** 11' 00" x 5' 11" (3.35m x 1.8m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted halogen hob, built in grill and oven beneath, space and plumbing for a washing machine, space and plumbing for a dish washer, space for fridge freezer, down lighting, radiator and double glazed window to side elevation.

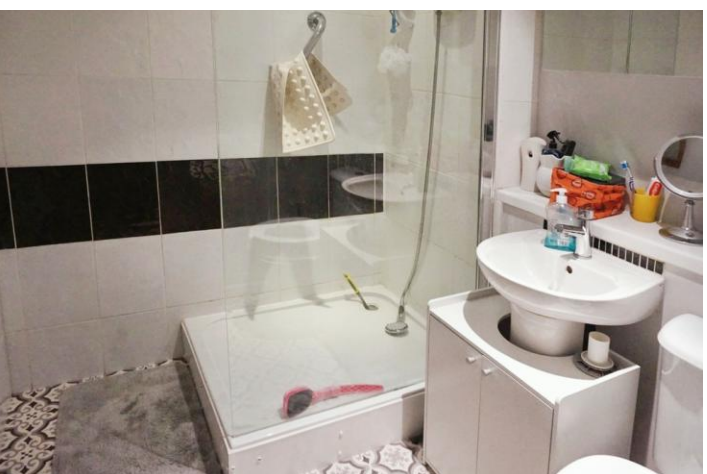
**BEDROOM ONE** 15' 11" x 8' 07" (4.85m x 2.62m) Having double glazed window to rear, radiator.

**BEDROOM TWO** Having built in wardrobes, radiator, laminate flooring, radiator, double glazed window to rear.

**SHOWER ROOM** Having a white suite comprising pedestal wash hand basin with chrome mixer tap, low flush WC, walk in double shower cubicle with electric shower over, part tiling to walls, radiator, extractor and down lighting.

**OUTSIDE** To the front there are communal parking bays and there is a garage at the rear in a separate block.

**GARAGE** Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band A Birmingham City Council

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

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

Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20 Mbps.

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

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 88 years remaining. Service Charge is currently running at £280 PCM and is reviewed annually. The service charge includes, maintenance of communal areas, buildings insurance, hot water and heating charges, and the ground rent. 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