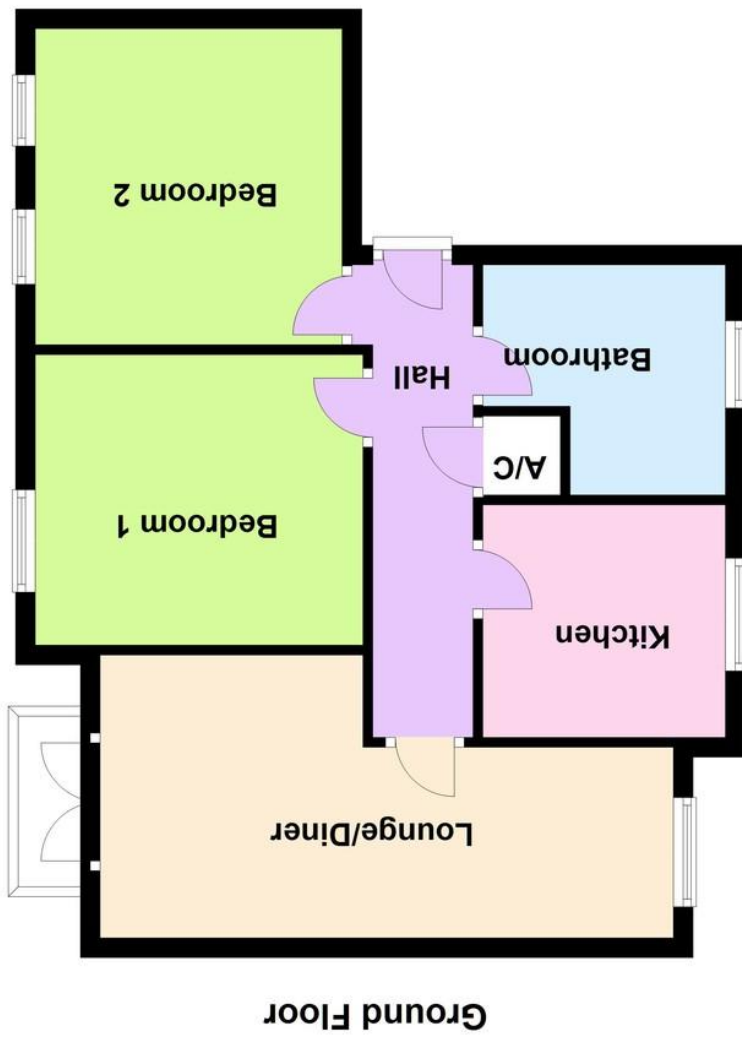
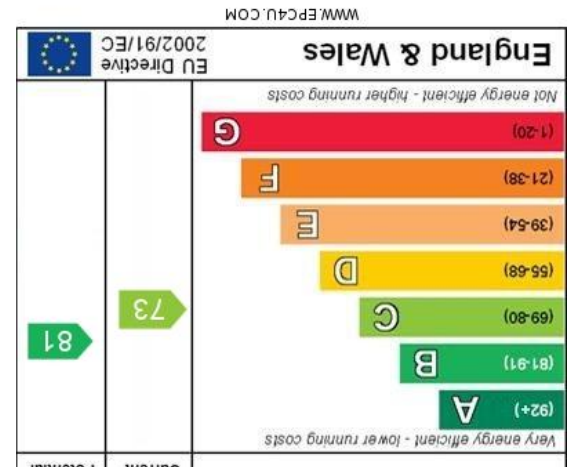


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



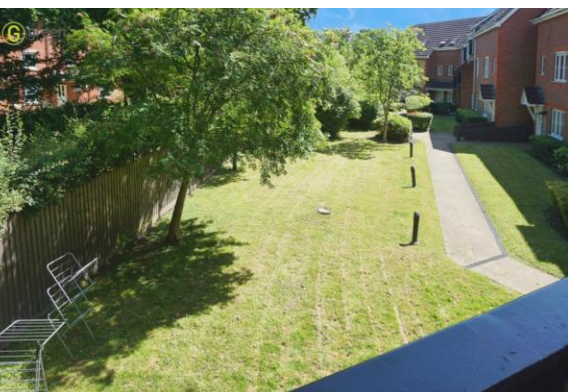
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state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

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



- MODERN FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE/DINER
- BALCONY HAVING VIEWS OVER REAR GARDENS
- FITTED KITCHEN INC FRIDGE, FREEZER, HOB, OVEN, WASHING MACHINE
- BATHROOM WITH SHOWER

Flat 8/ 60, Warren House Walk, Walmley, Sutton Coldfield, B76 1TS

£140,000



Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

A modern first floor apartment situated in a popular residential location, benefitting from no upward chain and conveniently located for walking distance to New Hall Country Park, Walmley Village, public transport links into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. Comprising of secure intercom entrance system, spacious lounge/diner, balcony overlooking the rear gardens, fitted kitchen with appliances, two bedrooms, bathroom with shower, communal gardens and allocated parking. In more detail the accommodation comprises of, access to the main property via the secure gated entrance leading to rear communal gardens and then on to communal door leading to staircase to main accommodation which has:

RECEPTION HALL With intercom receiver, door to useful built in storage, storage and doors off to lounge/diner.

LOUNGE/DINER 19' 02" x 19' 05" max (5.84m x 5.92m) Being dual aspect having double glazed window to the front, storage heater, double glazed opening to feature balcony area with views over communal rear gardens.

FITTED KITCHEN 8' 00" x 7' 08" (2.44m x 2.34m) Fitted with a comprehensive range of base and wall units with contrasting work surfaces over, housing one and a half bowl stainless steel sink unit, integrated four ring electric hob, with chimney style extractor over and electric oven, washing and fridge/freezer (included), double glazed window to the side.

BEDROOM ONE 11' 09" x 9' 08" (3.58m x 2.95m) Double glazed window to the rear, storage heater.

BEDROOM TWO 10' 07" x 8' 01" (3.23m x 2.46m) Twin double glazed window to the rear, storage heater and double wardrobe to the one wall.

BATHROOM Having a white suite, comprising a panelled bath with an electric shower over, shaped pedestal wash hand basin, low level WC, part tiled walls and complementary ceramics, wall mounted electric heater, extractor fan and obscure double glazed window to the side with tiled cosmetic shelf.

OUTSIDE To the rear there is are communal gardens providing a private aspect with foot path leading to secure gated entrance. To the side of the accommodation there is an allocated parking space.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely availability for Vodafone limited availability for EE, Three & O2 and data limited availability for EE, Three, O2 & Vodafone.
 Broadband coverage -
 Broadband Type = Standard Highest available download speed 19 Mbps.
 Highest available upload speed 1 Mbps.
 Broadband Type = Superfast Highest available download speed 65 Mbps.

Highest available upload speed 18 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 102 years remaining. Service Charge is currently running at £1500 per annum includes buildings insurance, upkeep of external building, communal gardens and lighting and is reviewed annually. The Ground Rent is currently running at £260 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

