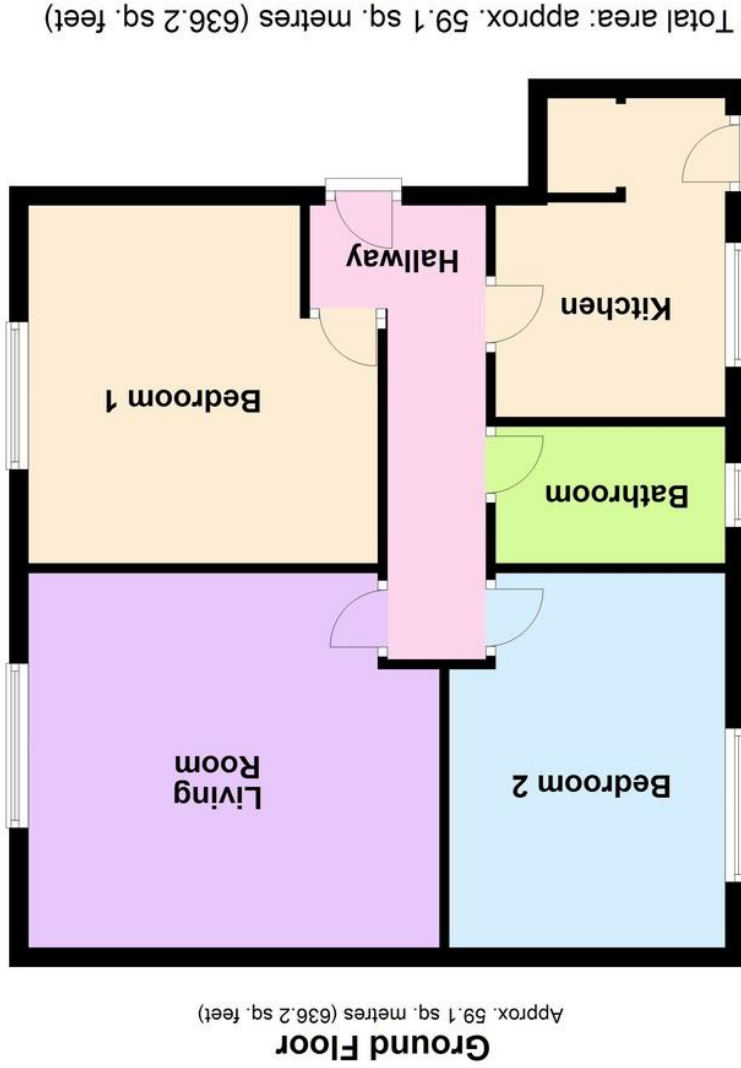


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

"How does this help me?"

The motivated vendor of this property has 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 Conveyer.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	73
Potential	76

Walmley | 0121 313 1991



- A GROUND FLOOR TWO BEDROOM FLAT
- SPACIOUS LIVING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE ENCLOSED REAR GARDEN



Carhampton Road, Sutton Coldfield, B75 7PF

Offers Over £115,000



Property Description

AN IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY This 2 bedroom ground floor apartment situated within a popular development in Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Benefitting from gas central heated and sold with no upward chain, early inspection is strongly advised to avoid any disappointment. Located towards the end of the development and located on the ground floor internally there is a hallway, a great sized lounge, 2 good sized bedrooms and a kitchen and bathroom, off the kitchen there is a door leading to a garden.

Outside to the front the property is set in well kept communal grounds.

COMMUNAL ENTRANCE HALLWAY A approached via a security entrance system. The apartment is situated on the ground floor and is approached by an entrance door.

RECEPTION HALLWAY Having a security entry telephone, radiator, fitted dado rail, down lighting and doors off to all rooms.

LIVING ROOM 12' 06" max 9' 05" min x 14' 05" (3.81m x 4.39m) Having built in storage cupboard, fire place with surround and hearth, coving to ceiling, laminate flooring, radiator and double glazed window to front.

KITCHEN 11' 04" max x 8' 01" (3.45m x 2.46m) Having a range of wall and base units with work top surfaces over, incorporating an inset sink unit with side drainer and mixer tap, tiled splash back surrounds, space for cooker, space and plumbing for washing machine, space for fridge/freezer, fitted breakfast bar, radiator, wall mounted gas central heating boiler, double glazed window to rear, useful under stairs storage, opaque double glazed door giving access out to rear garden.

BEDROOM ONE 12' 05" max 7' 03" min x 12' 04" max 9' 03" min (3.78m x 3.76m) With double glazed window to front, radiator.

BEDROOM TWO 11' 06" max 9' 04" min x 9' 00" max 7' 10" min (3.51m x 2.74m) Having double glazed window to rear, radiator.

BATHROOM Having a white suite comprising panelled bath with electric shower over, low flush WC, pedestal wash hand basin, part tiling to walls, tiled floor, radiator and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized enclosed rear garden with paved patio, gated access to front with two useful brick built garden stores, steps with retaining wall leading to lawned garden with shrubs and trees.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .



Mobile coverage - voice and data limited for O2 & Vodafone, voice limited for EE and no data available for EE, voice and data likely to be available for Three. Broadband coverage -

Broadband Type = Standard Highest available download speed 15 Mbps.

Highest available upload speed 1 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

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 107 years remaining. Service Charge is currently running at £698.12 and is reviewed annually. The Ground Rent is currently running at £10 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

