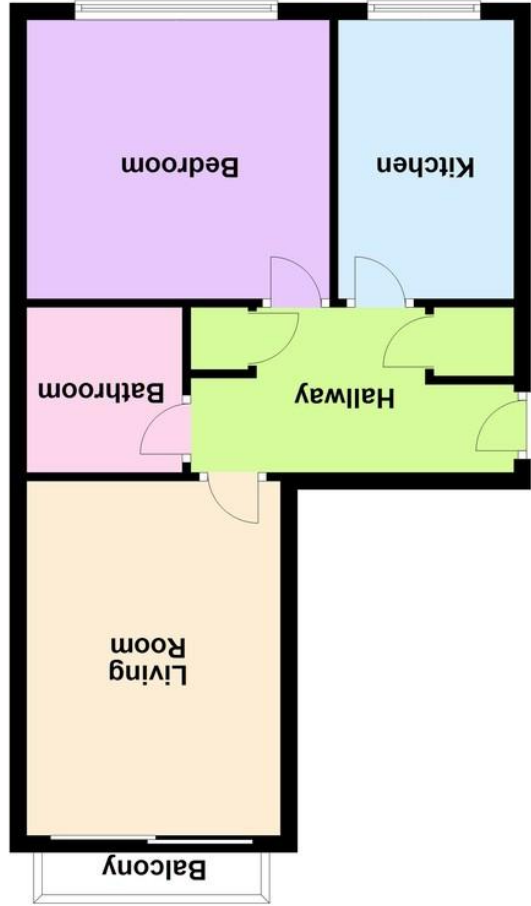


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 44.2 sq. metres (475.8 sq. feet)



First Floor
 Approx. 44.2 sq. metres (475.8 sq. feet)

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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	83

WWW.EPC4U.COM

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



- A RECENTLY REFURBISHED ONE BEDROOM APARTMENT
- CONVENIENT RESIDENTIAL LOCATION
- WELCOMING RECEPTION HALLWAY
- SPACIOUS LIVING ROOM
- COMPREHENSIVELY REFITTED KITCHEN
- REAPPOINTED BATHROOM

Apt 24 Whitehouse Court, Rectory Road, Sutton Coldfield, B75 7SD

£125,000

Property Description

DRAFT SALES DETAILS A WAITING VENDOR APPROVAL

RECENTLY REBURBISED TO A HIGH SPECIFICATION THROUGHOUT. This beautifully presented one bedroomed first floor apartment, occupies this sought after residential location, close to amenities, including local schools and shops, and within walking distance of Good Hope Hospital and Sutton Coldfield Town Centre, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, communal entrance hall, reception hallway, spacious living room with sun balcony to the rear, recently refitted kitchen, double bedroom, reappointed bathroom, well kept communal gardens, residents parking. NO UPWARD CHAIN.

Outside to the front the property is set in well kept communal grounds with allocated parking bays.

COMMUNAL ENTRANCE HALLWAY Approached via an entrance door with stairs off to first floor accommodation.

RECEPTION HALLWAY Approached via a reception door, having useful built in storage cupboard, further cupboard housing hot water cylinder, wall mounted electric storage heater and doors off to all rooms.

LIVING ROOM 13' 10" x 9' 11" (4.22m x 3.02m) Having down lighting, wall mounted electric storage heater and double glazed sliding patio door, leading through to sun balcony to rear.

KITCHEN 10' 11" x 6' 10" (3.33m x 2.08m) Having a matching range of wall and base units, with work top surfaces over incorporating an inset stainless steel sink unit with mixer tap and complementary brick effect tiled splash back surrounds, fitted halogen hob with extractor hob set in canopy above, built in electric oven, integrated dish washer, space and plumbing for washing machine, space for fridge freezer, wine rack, down lighting, polished tiled floor and double glazed window to front elevation.

BEDROOM ONE 11' 10" x 10' 11" (3.61m x 3.33m) Having wall mounted electric storage heater, down lighting and double glazed window to front elevation.

BATHROOM Being reappointed with a white suite comprising panelled bath with mixer tap and electric shower over, fitted shower screen, part complementary tiling to walls, tiled floor, vanity wash hand basin with mixer tap, low flush WC, extractor.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data NO availability for EE limited availability for Three, O2 & Vodafone.
Broadband coverage -

Broadband Type = Standard Highest available download speed 17 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 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.

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 954 years remaining. Service Charge is currently running at £1850 and is reviewed annually. The Ground Rent is currently running at £10 and is reviewed TBC. 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.

