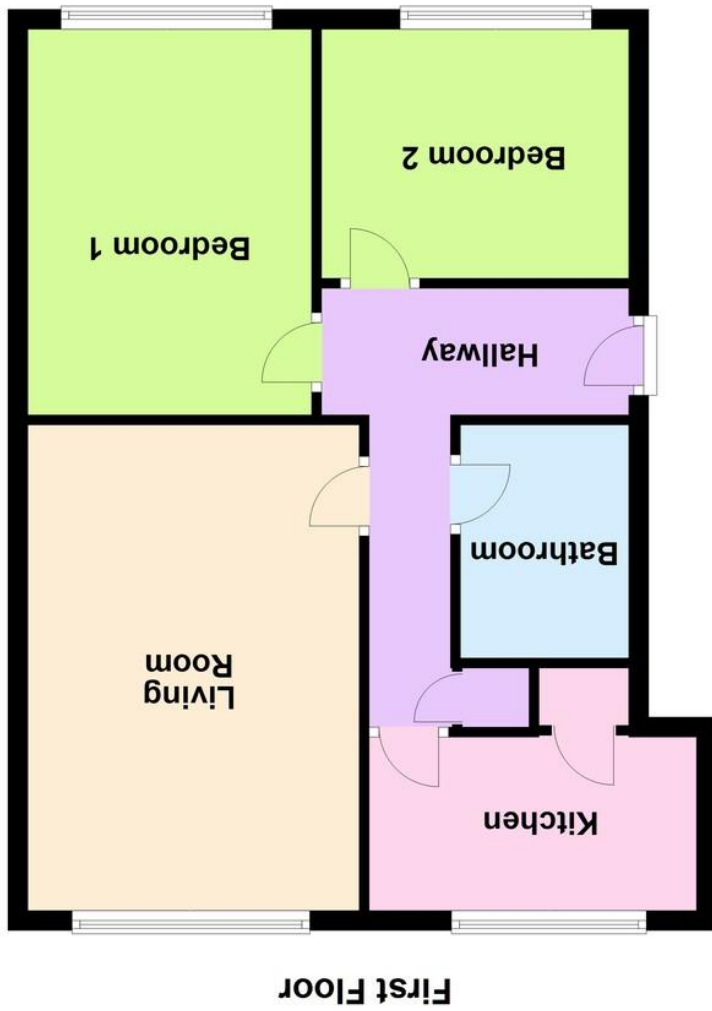
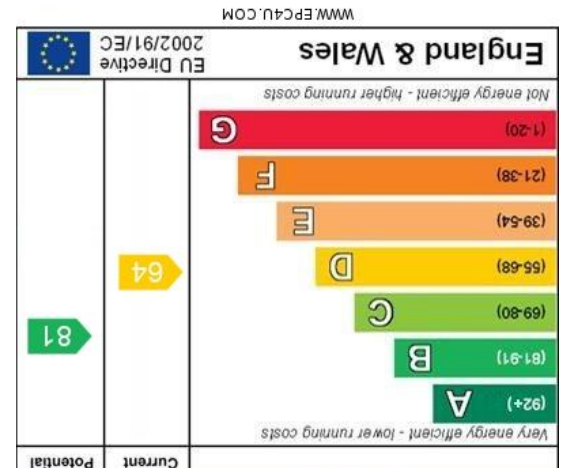


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- A WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT
- SPACIOUS LIVING ROOM
- TWO GOOD SIZED BEDROOMS
- FITTED KITCHEN
- WELL MAINTAINED COMMUNAL GARDENS
- GARAGE IN SEPARATE BLOCK

24 Roberts Court, Chester Road, Erdington, Birmingham, B24 0BX

£140,000

Property Description

OFFERED WITH NO UPWARD CHAIN - This two bedroom first floor flat which is conveniently situated for local amenities including local schools and shops, with public transport at 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 way with security entry system, hallway, spacious lounge, fitted kitchen, two bedrooms and bathroom. Outside the property is set in well kept communal grounds with communal pathways, residence parking and garage in separate block at the rear. THE PROPERTY BENEFITS FROM AN EXTENDED LEASE AND HAVING NO UPWARD CHAIN.

In more detail the accommodation comprises:

COMMUNAL ENTRANCE HALLWAY A approached via security entry system with stairs off to first floor.

ENTRANCE HALLWAY A approached via entrance door, with built-in storage cupboard and doors off to all rooms.

LIVING ROOM 16' 8" x 10' 11" (5.08m x 3.33m) Double glazed window to rear.

FITTED KITCHEN 10' 10" x 5' 9" (3.3m x 1.75m) Having a matching range of wall and base units with worktop surfaces over incorporating sink unit with side drainer, space for cooker, space and plumbing for washing machine and double glazed window to rear.

BEDROOM ONE 12' 9" x 9' 6" (3.89m x 2.9m) Having double glazed window to front and built in wardrobe.

BEDROOM TWO 7' 6" x 6' 11" (2.29m x 2.11m) Double glazed window to front and built in wardrobe.

BATHROOM Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC.

OUTSIDE The property is set within well kept communal gardens. We are advised by the vendor that there is a garage in a separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements - Lease details of garage TBC)

Council Tax Band b 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 12 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

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 147 years remaining. Service Charge is currently running at £1456.23 and is reviewed annually. The Ground Rent is currently running at N/A and is reviewed N/A. 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

