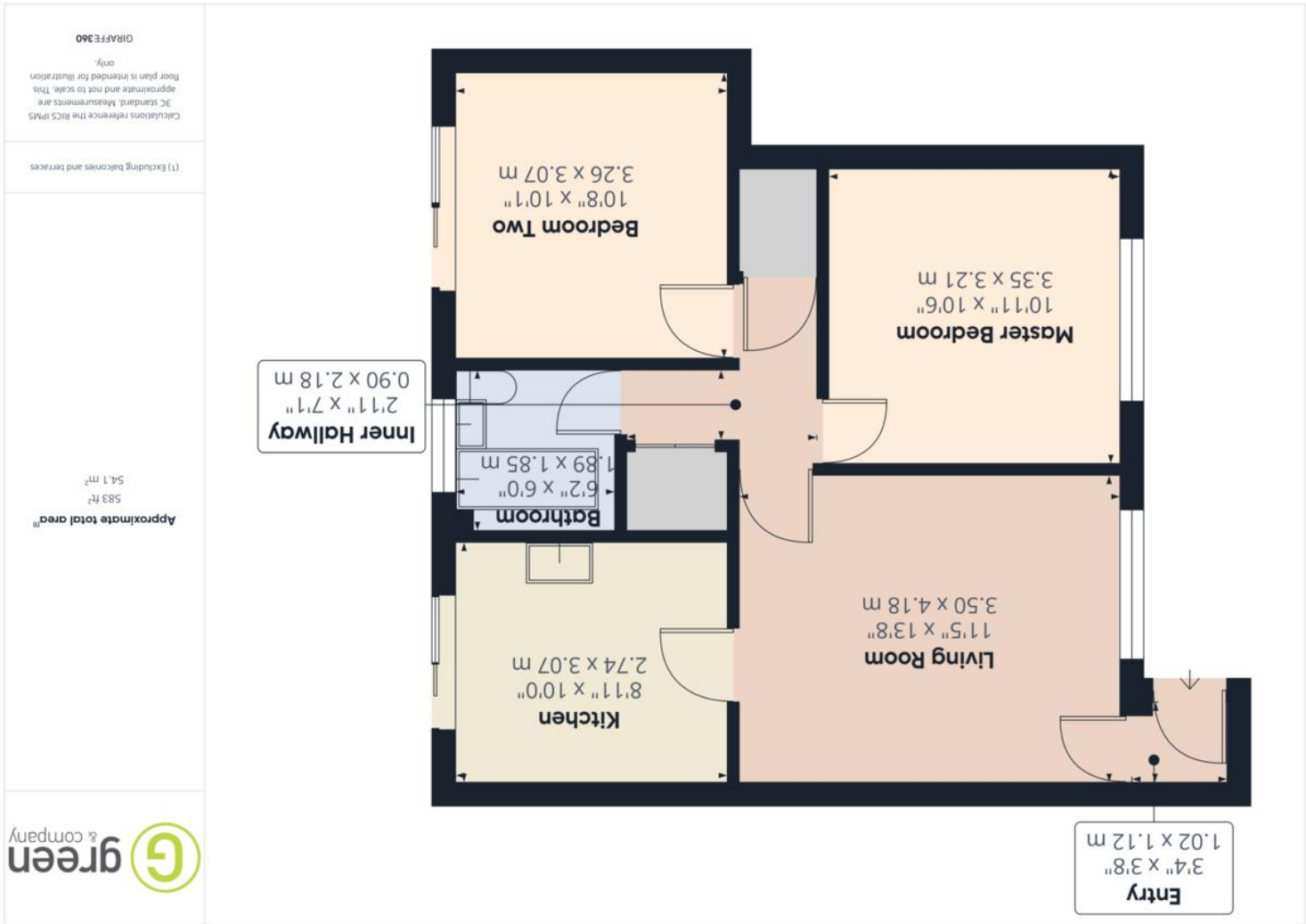


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



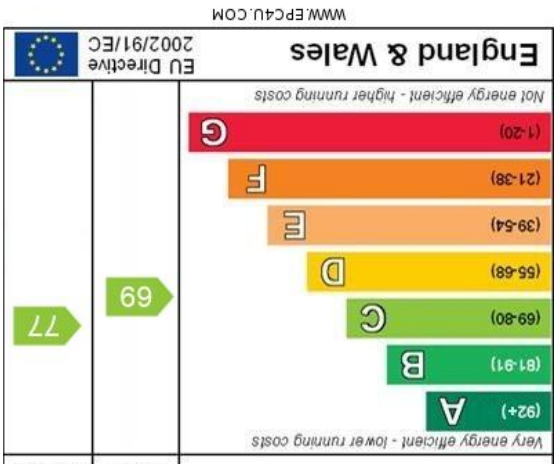
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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



- CASH BUYERS ONLY (DUE TO SHORT LEASE)*VACANT* NO UPWARD CHAIN
- TWO BEDROOM GROUND FLOOR MAISONETTE
- FITTED KITCHEN*BATHROOM
- IDEAL INVESTMENT OPPORTUNITY
- GARAGE IN SEPARATE BLOCK*REAR GARDEN
- INTERNAL VIEWING RECOMMENDED

Brailes Drive, Walmley, Sutton Coldfield, B76 2UW

£125,000



Property Description

Ideal investment opportunity, this well presented two bedroom ground floor maisonette, offering no upward chain, must be viewed to be appreciated. The property is well maintained throughout and in brief comprises of entrance hallway, living room, kitchen, two double bedrooms, bathroom, garage and own private garden. To the front of the property is a garden mainly laid to lawn with a pathway leading to outside storage cupboard and leading to front entrance door, round the corner from the property there is a garage in a separate block (unmeasured).

ENTRANCE HALLWAY Having door leading into living room.

LIVING ROOM 13' 08" x 11' 05" (4.17m x 3.48m) Having double glazed window to front, electric storage heater, electric fire with fireplace and surround and door off to kitchen.

KITCHEN 10' 00" x 8' 11" (3.05m x 2.72m) Comprehensive fitted kitchen, with a range of wall and base units with worktop surfaces over, incorporating stainless steel sink unit with side drainer and mixer tap, space for oven and space and plumbing for washing machine and space for fridge/freezer, double glazed sliding doors to the rear opening onto the rear garden, further door off to living room and the inner hallway with doors off to bedrooms and bathroom.

MASTER BEDROOM 10' 11" x 10' 06" (3.33m x 3.2m) Having sliding doors opening onto the garden, electric storage heater.

BEDROOM TWO 10' 08" x 10' 01" (3.25m x 3.07m) Having two double glazed windows to front, electric storage heater.

INNER HALLWAY Two useful storage cupboards and doors off to living room, bedrooms and bathroom.

BATHROOM Having low level WC, vanity wash hand basin with mixer tap, panelled bath with electric shower over, double glazed opaque window to the rear, electric storage heater.

OUTSIDE To the rear the garden is mainly laid to lawn with mature trees and shrubs.

GARAGE IN SEPARATE BLOCK Unmeasured (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
EE & Three Good outdoor and in-home
O2 Variable outdoor
Vodafone Good outdoor

Broadband coverage -
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 14 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 46 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £26 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