

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



- A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- LIVING ROOM
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- WELL APPOINTED BATHROOM
- GARAGE EN-BLOC

26 Roberts Court , 813-817 Chester Road, Erdington, Birmingham, B24 0BX

£125,000



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Scan the QR code to search for off market properties

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 hallway 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.

Outside the property is set well kept communal grounds with parking bays, garage en block.

COMMUNAL ENTRANCE HALLWAY Approached via a security entry comm system, the apartment is situated on the first floor and is approached via an entrance door into the reception hallway, with doors off to all rooms.

LIVING ROOM 18' 06" x 10' 01" (5.64m x 3.07m) Having wall mounted electric storage heater and double glazed window to rear elevation.

KITCHEN 11' 04" x 5' 09" (3.45m x 1.75m) Having matching range of wall and base units with work top surfaces over, incorporating inset one and half bowl sink unit with mixer tap and tiled splash back surrounds, fitted halogen hob with electric cooker beneath, extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled floor and double glazed window to side elevation.

BEDROOM ONE 13' 03" x 9' 10" (4.04m x 3m) Having double glazed window to rear, wall mounted electric storage heater, useful built in storage cupboard.

BEDROOM TWO 9' 04" x 6' 07" (2.84m x 2.01m) Having double glazed window to rear, built in wardrobe with shelving and hanging rail, wall mounted electric storage heater.

BATHROOM Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin with chrome mixer tap, low flush WC, tiling to walls, tiled floor, extractor.

OUTSIDE There is a garage situated in a separate block.

GARAGE (UNMEASURED) In separate block with up and over door to front. (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, variable in-home
O2 Good outdoor
Vodafone Good outdoor and in-home

Broadband coverage -
Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 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:- Virgin Media & 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 146 years remaining. Service Charge is currently running at £2040 per annum and includes the Ground Rent 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