



Connells

Lichfield Court Jerrard Drive
Sutton Coldfield

Lichfield Court Jerrard Drive Sutton Coldfield B75 7TW

for sale guide price
£80,000



Property Description

A 1 double bedroom first floor flat offered with NO UPWARD CHAIN. Having garage and allocated parking space. Located close to the heart of Sutton Town Centre, Train Station & Good Hope Hospital. Having the benefit of an extended lease. The accommodation comprises secure entry intercom system and communal hallway, private hallway, lounge, refitted kitchen, double bedroom with built in wardrobes and bathroom with shower over the bath. The property has communal gardens. Located close to local amenities. Storage heating and double glazing. Ideal first time or investment buy.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Hallway

The property is accessed via secure entry intercom entry system leading up to the apartment. The communal hallway has stairs leading to the first floor landing with door giving access to the private entrance hall.

Entrance Hall

Having security entry intercom phone system to wall, doors give access to the lounge, bedroom and bathroom.

Family Lounge

10' 5" PLUS THE RECESS x 12' 7" (3.17m PLUS THE RECESS x 3.84m)

Having double glazed window to the side, telephone point, TV aerial point, coving to ceiling and door gives access into the kitchen.

Fitted Kitchen

7' 6" x 5' 11" (2.29m x 1.80m)

Comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, stainless steel sink and drainer unit with mixer tap over, cupboards under, double glazed window to the rear over looking the communal gardens, space and plumbing for a washing machine and space for a fridge freezer.

Bedroom

8' 1" PLUS THE DOORMER x 12' 10" MAX (2.46m PLUS THE DOORMER x 3.91m MAX)

Bathroom

Having panelled bath with electric shower over, pedestal wash hand basin, low level flush W/C, frosted double glazed window to the rear, wall mounted heated towel radiator, part tiling to walls and door to airing cupboard housing the hot water tank and providing storage and shelving.

Outside

Communal Gardens

The property benefits from having communal gardens with garden laid to lawn.

Garage

The property benefits from having a garage en-bloc. When looking from the lounge window of the apartment the garage is the first property closes to the building.

Allocated Parking Space

The property benefits from allocated parking space in front of the garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310322

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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