

**FOR SALE**



**Redwood Court, Chester Road, Sutton Coldfield**

**2 Bedrooms, 1 Bathroom, First Floor Flat**

**Offers In Region Of £155,000**

  
**MARTIN&CO**





- FIRST FLOOR FLAT
- TWO BEDROOMS
- LOUNGE / DINER
- FITTED KITCHEN
- BALCONY
- BATHROOM
- LEASEHOLD 984 years remaining
- GARAGE EN-BLOCK

Martin & Co are pleased to offer this first floor flat conveniently located for schools, shops and transport links. This lovely flat has a sizable storage cupboard on the communal landing opposite the front door. Inside, the reception hallway leads to a good sized lounge/diner ideal to relax and entertain in, with balcony leading off. There is a fitted kitchen with a range of wall and base units. Two good sized bedrooms with one having built in wardrobes. They are accompanied by the family bathroom with a three piece suite comprising a bath with shower over, W.C. and wash basin. There is an electronic gate providing secure access to the rear of the block and the garages. The property comes with a garage en block. The lovely flat needs to be viewed to be fully appreciated.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

## TENURE

Martin and Co has been informed that the property is Leasehold with a 997 year lease from 21<sup>st</sup> June 2011. The service charge is £100 per month with no Ground Rent. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor. Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

## COMMUNAL HALLWAY

### HALLWAY

LOUNGE/DINER 15' 11" x 12' 10" max x 8' 4" min (4.85m x 3.91m max x 2.54m min)

KITCHEN 9' 6" x 7' 0" (2.9m x 2.13m)

BEDROOM ONE 11' 3" x 10' 5" (3.43m x 3.18m)

BEDROOM TWO 13' 5" x 8' 0" (4.09m x 2.44m)

### BATHROOM

### GARAGE EN BLOCK



## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.