

# HUNTERS®

HERE TO GET *you* THERE

**Flat 5 Ribble Court Garrard Gardens, Sutton Coldfield, B73 6DL**

**£174,950**

**Property Images**



# HUNTERS®


HERE TO GET *you* THERE

## Property Images



Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map





## Summary

Being sold with the advantage of a new roof, extended lease, no chain and being superbly presented throughout, an early viewing is advised to avoid disappointment. The property offers Wi-Fi controlled electric heating and briefly comprises;

Communal hallway having intercom entry system and useful cupboard storage, living room with feature electric fire and slats opening to refitted kitchen having a range of matching wall and base mounted units, built in oven, hob, extractor, storage cupboard and niche for fridge/freezer. Double bedroom one with built in wardrobes and bedroom two also a double, luxury shower room having refitted white suite with double walk-in enclosed shower cubicle and airing cupboard.

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information.

## Features

- Beautiful second floor apartment • Highly sought after town centre location • Spacious living room • 2 double bedrooms • Immaculately refurbished • Refitted kitchen • No chain • Council Tax Band B • FLOORPLAN TO FOLLOW