





Sandringham Court,Great Barr Birmingham B42 1TF

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welcome to

Sandringham Court, Great Barr Birmingham

TWO BEDROOM UPPER FLOOR APARTMENTWALSALL ROAD LOCATION***NEAR TO LOCAL AMENITIES AND TRANSPORT LINKS***PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE***ENSUITE TO MASTER BEDROOM***OPEN PLAN KITCHEN LIVING AND DINING ROOM***ALLOCATED PARKING***OFFERED WITH NO CHAIN***

Agent Note
Council Tax Band is C.

Entrance Hall
Storage cupboard.

Lounge
Double glazed, Juliette balcony, open with kitchen and central heating radiator.

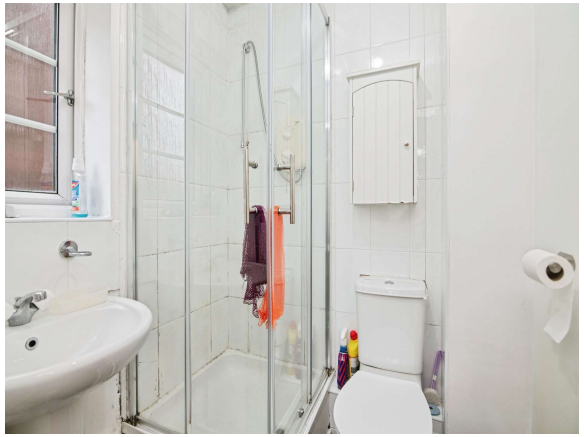
Kitchen
Wall and base units, integrated oven and gas hob, plumbing for washing machine and tiled to splash prone areas.

Bedroom One
Large double room, double glazed window, fitted mirrored wardrobe and central heating radiator.

En Suite
Off master bedroom, double glazed frosted window, corner shower, hand wash basin, wc and central heating radiator.

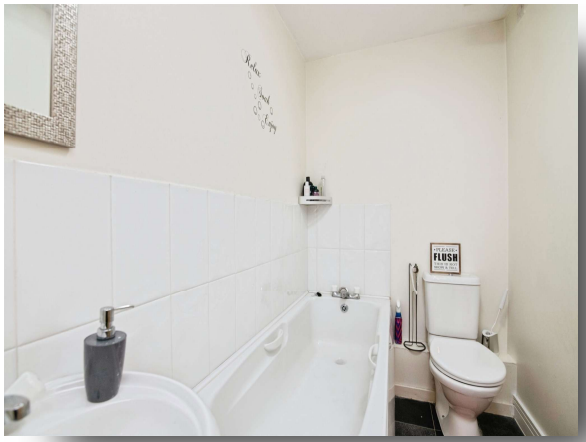
Bedroom Two
Small double room, double glazed window and central heating radiator.

Bathroom
Bath tub, hand wash basin, wc, extractor fan and central heating radiator.









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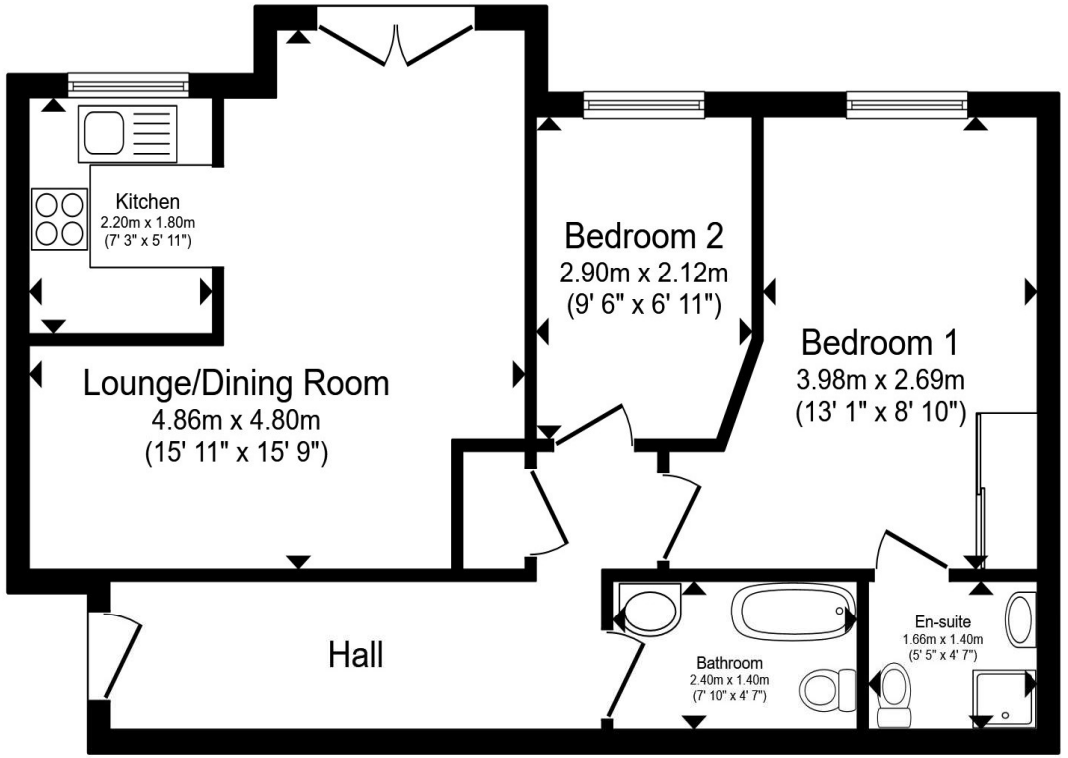
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- Two Bedroom Upper Floor Apartment
- Offered with No Chain
- Open Plan Living
- Secure Communal Entrance
- Allocated Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 862.30
Ground Rent: 153.09
This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



Total floor area 55.2 m² (594 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
GRB112434 - 0010

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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