



## The Bowling Green 4A Reddicap Heath Road, Sutton Coldfield, B75 7EG

Well presented ground floor apartment. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach

Communal hallway providing access to the apartment.

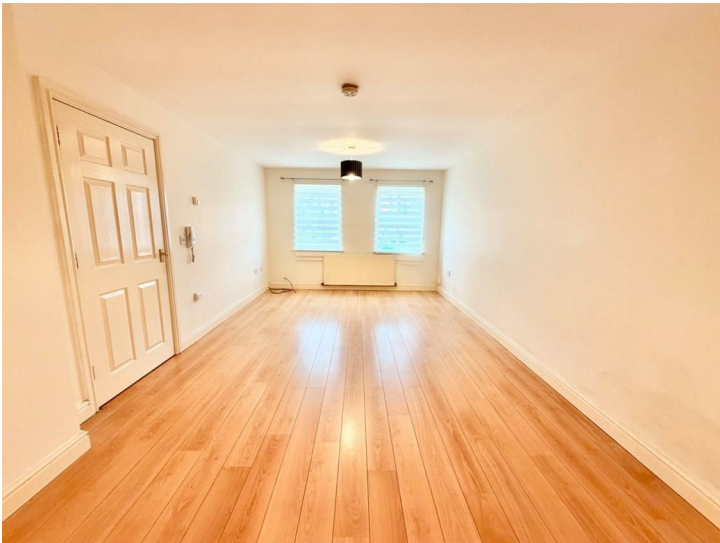


## Entrance Hallway

Ceiling light point.

## Lounge

Two double glazed windows to fore, two ceiling light points, radiator and cupboard housing boiler.



## Kitchen

Having a range of matching wall, base and drawer units, integrated fridge freezer, cooker and hob, sink with mixer tap over and space for white goods.



## Bedroom One

Double glazed window to fore, ceiling light point and radiator.



## Bedroom Two

Double glazed window to fore, ceiling light point and radiator.



## Bathroom

Bath with shower over, wash hand basin, low level wc, radiator and ceiling light point.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: A

EPC Rating: C

Remaining Lease approx 103 years.

Service charge is £1150.00 per year.

Ground rent is £150.00 per year.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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