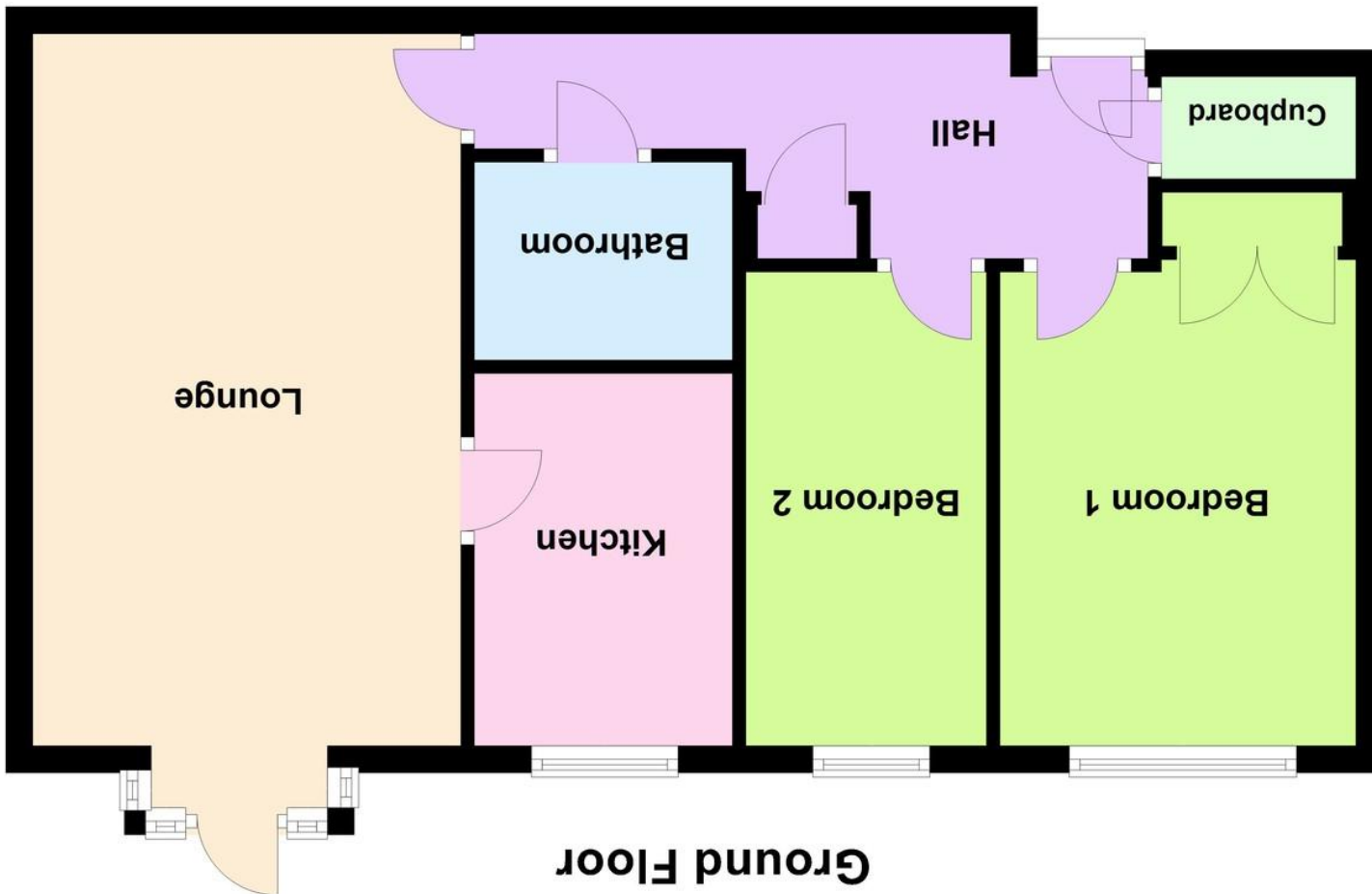
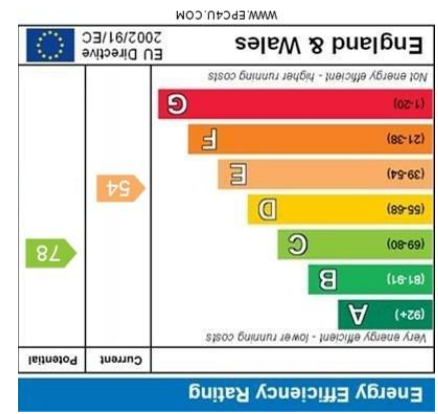


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



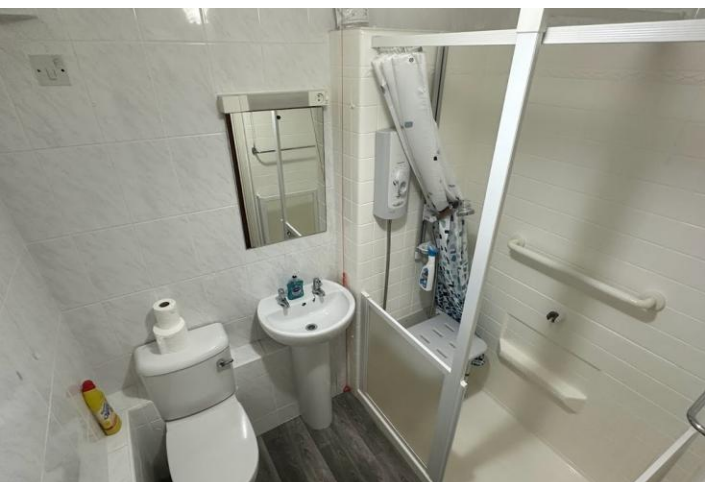
Boldmere | 0121 321 3991



- GROUND FLOOR RETIREMENT FLAT
- TWO BEDROOMS
- SPACIOUS LIVING AREA
- COMMUNAL GARDENS
- SHOWER ROOM
- CLOSE TO LOCAL AMENITIES

Riland Court, 43 Penns Lane, Sutton Coldfield, Birmingham, B72 1AY

Offers In Region Of
 £165,000



Property Description

New to market is this exceptional ground floor two bedroom retirement flat overlooking well maintained gardens. This property must be viewed! This property offers no upward chain and is set with superb access to local amenities, shops and eateries in Wyld Green and superb transport links. The property has the benefit of scheme manager, recreation room, communal areas, laundry and parking. The property itself comprises of entrance hall, lounge / diner, newly fitted kitchen, two bedrooms and shower room. In more detail the property comprises:

ENTRANCE HALL Having ceiling light point, coving, large storage cupboard, airing cupboard, economy seven storage heater and doors to:

LOUNGE/DINER 17' 7" x 10' 5" (5.36m x 3.18m) Having double glazed windows either side of double glazed doors to garden, electric fire with marble hearth and back and feature surround, economy seven storage heater, two ceiling light points, coving and door to kitchen and private patio door to communal grounds.

KITCHEN 8' 6" x 7' 2" (2.59m x 2.18m) Having a matching range of wall and floor base storage units, double glazed window overlooking gardens, stainless steel sink, roll top work surfaces, tiled splash backs, electric cooker point, plumbing for washing machine and ceiling light point.

BEDROOM ONE 11' 7" x 8' 8" (3.53m x 2.64m) Having double glazed window to rear, built-in wardrobes, economy seven storage heater, ceiling light point and coving.

BEDROOM TWO 11' x 5' 10" (3.35m x 1.78m) Having double glazed window to rear, electric wall mounted heater, ceiling light point and coving.

SHOWER ROOM Having a walk-in shower cubicle, low level WC, pedestal wash hand basin, full tiling to walls, wall heater, extractor fan and ceiling light point.

OUTSIDE There are beautifully maintained and attractive surrounding gardens and resident parking.

AGENTS NOTE The vendor has confirmed there is an existing connection to the communal sky dish and the property also benefits from an extended lease.

Council Tax Band A - Birmingham City Council

Predicated mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 118 years remaining. Service Charge is currently running at £3235.20 per annum and is reviewed (to be confirmed). The Ground Rent is peppercorn. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991