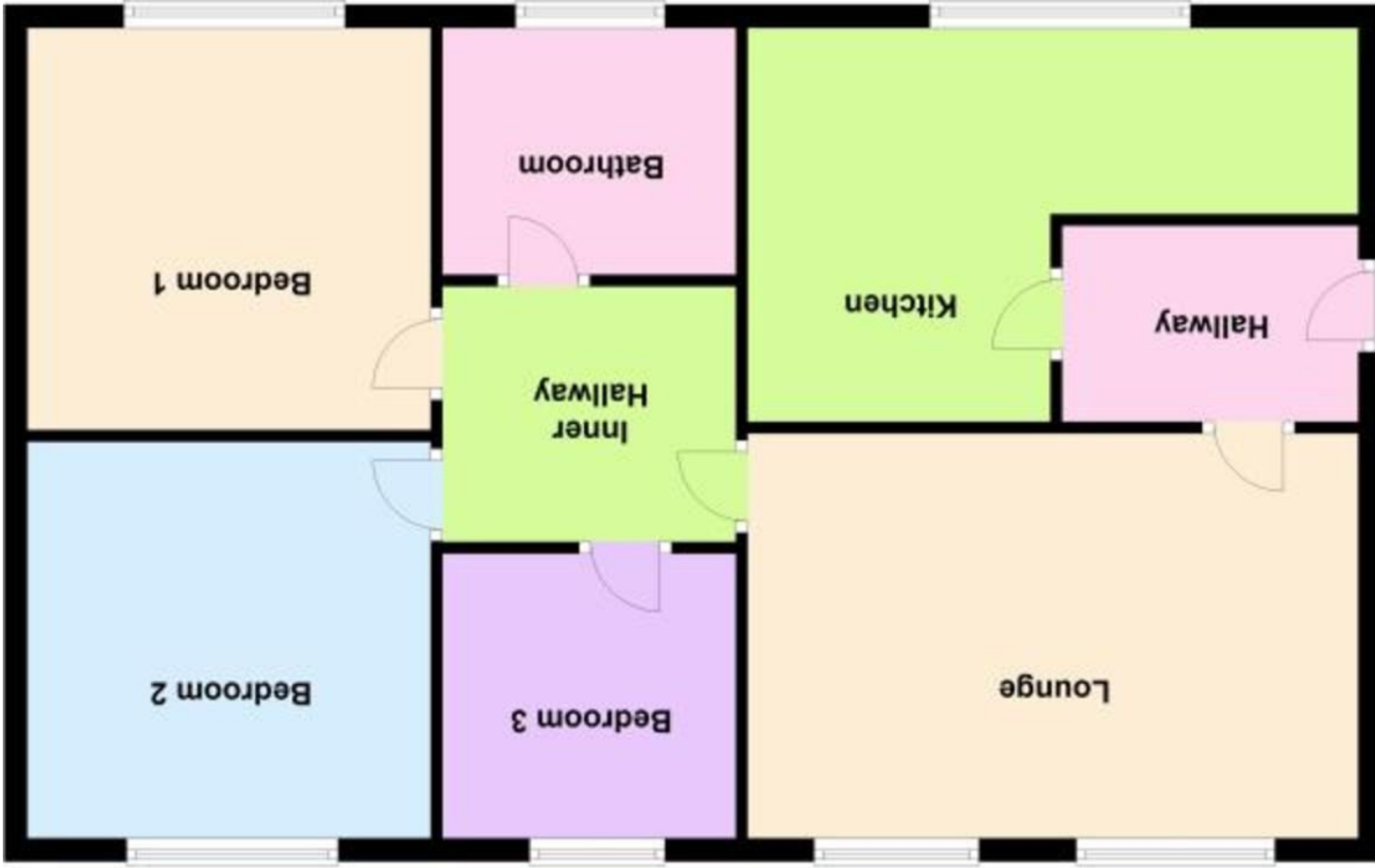


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

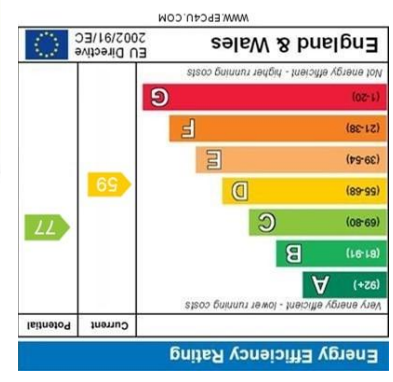
LEGAL READY

"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Next To Sutton Park
- Spacious Lounge
- Fitted Kitchen
- 3 Good Sized Bedrooms
- Family Bathroom



Eaton Court, Mulroy Road, Sutton Coldfield, B74 2PZ

Offers In Region Of
 £250,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and Company are delighted to offer to the market this superb 3 bedroom 2nd floor apartment situated within a prestigious location within Central Sutton Coldfield. Sitting at the end of the highly sought after Mulroy Road and being well placed for many well reputed schools for children of all ages, offering excellent road and rail links for professionals looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a communal entrance with stairs leading to the top floor the apartment is entered through a hallway with a bright and spacious lounge to the front, a fitted kitchen, an inner hallway gives access to the 3 good sized bedrooms and a family bathroom. Within the well maintained communal grounds there is ample parking and a garage in a separate block.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief comprises:

ENTRANCE HALLWAY With good storage facilities and doors to:

SPACIOUS LOUNGE 11' 7" x 18' 2" (3.53m x 5.54m) A great sized room with 2 windows to the front overlooking the well maintained communal grounds, and a door to the inner hallway and radiator.

FITTED KITCHEN 12' 11" max 8' 9" min x 11' 8" max (3.94m x 3.56m) To include a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs, sink and drainer unit, double oven and electric hob with extractor fan over, dishwasher, integrated fridge and freezer, plumbing and space for white goods.

Inner hallway has further storage facilities and doors to:

BEDROOM ONE 14' 4" x 11' 5" (4.37m x 3.48m) Having window to the front and a range of built in wardrobes with shelving, hanging and storage space, dressing table and radiator.



BEDROOM TWO 12' 6" x 11' 4" (3.81m x 3.45m) Having window to rear and radiator

BEDROOM THREE 8' 4" x 8' 4" (2.54m x 2.54m) Having window to rear and radiator, built in wardrobe and dressing table.

FAMILY BATHROOM Having a white suite with a panelled bath and separate shower cubicle, wash hand basin, low level WC, fully tiled walls and heated towel rail.

GARAGE NUMBER 15 Located in a separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band C - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 900 years remaining. Service Charge is currently running at £1,500 per annum and this also includes the ground rent, and is revised annually. 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 323 3323

