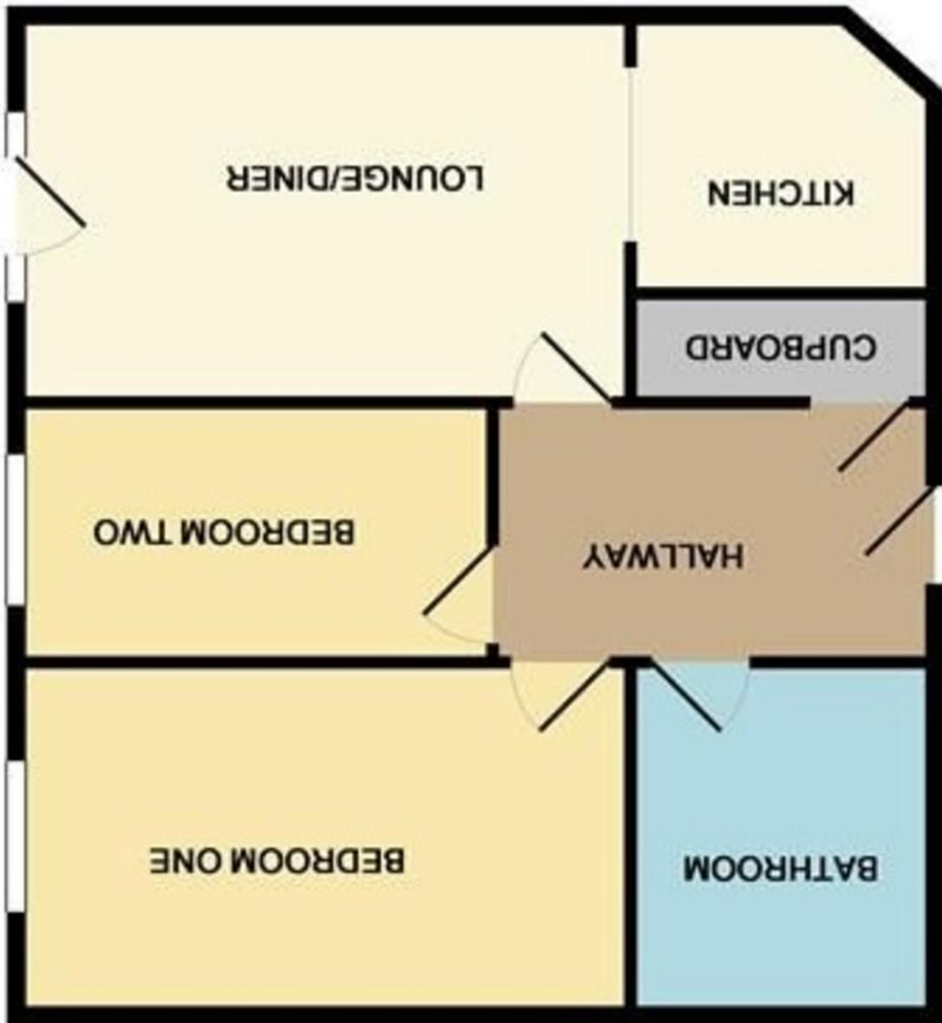


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Great Barr | 0121 241 4441

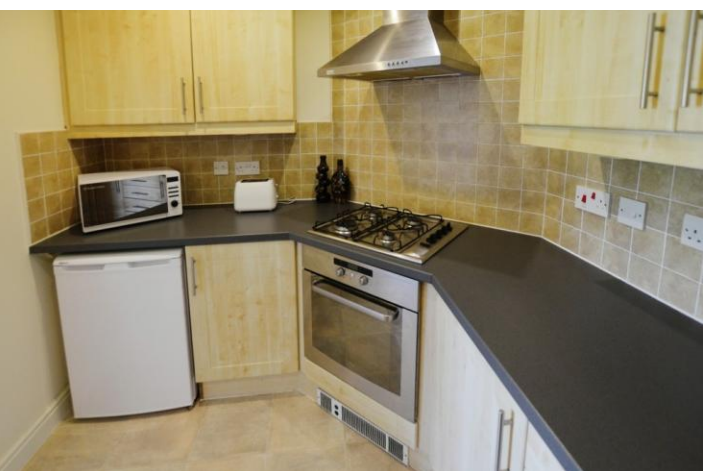


- Well Presented Throughout
- Spacious Lounge/Diner
- Two Double Bedrooms
- Well Maintained Communal Grounds
- Popular Residential Location
- Double Glazing & Gas Central Heating (where specified)

Sundridge Court, Queslett Road, Great Barr, B43 7DS

Offers Over £152,000





## Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

This WELL-PRESENTED APARTMENT is a perfect first time buy, ideal for those wanting to downsize or those seeking a good investment opportunity. Benefiting from well maintained grounds and surroundings this property occupies a sought after location with good transport links to Birmingham City Centre. Call Green & Company to arrange your viewing.

COMMUNAL ENTRANCE GIVING ACCESS TO ALL FLOORS

ENTRANCE HALL having light point, power points, radiator, intercom system and doors off to all rooms.

LOUNGE/DINER 16' 4" x 10' 5" (4.98m x 3.18m) having double glazed French doors opening to Juliette balcony, light point, power points, radiator and door to kitchen.

KITCHEN 7' 3" x 10' 1" (2.21m x 3.07m) having light point, power points, wall/base units with work surfaces over, inset sink with mixer tap, integrated gas hob with extractor over, integrated oven and ample space for a range of appliances.

BEDROOM ONE 17' 5" x 9' 2" (5.31m x 2.79m) having double glazed window, light point, power points and central heating radiator.

BEDROOM TWO 12' 4" x 6' 10" (3.76m x 2.08m) having double glazed window, light point, power points and central heating radiator.

BATHROOM having a matching suite comprising of a bath, wash hand basin, low flush w/c, radiator and light point.

OUTSIDE well maintained communal gardens and grounds.

ALLOCATED PARKING having one allocated parking space in gated residents car park.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approx. 106 years remaining on the lease. Current service charge is approx. £2200 per annum (paid in half-yearly installments) which includes buildings insurance with the ground rent being approx. £200 per annum (the vendor is not aware of any ground rent review period). We would advise all interested parties to obtain verification concerning the lease 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 Solicitor or Surveyor.

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Please note that all measurements are approximate.