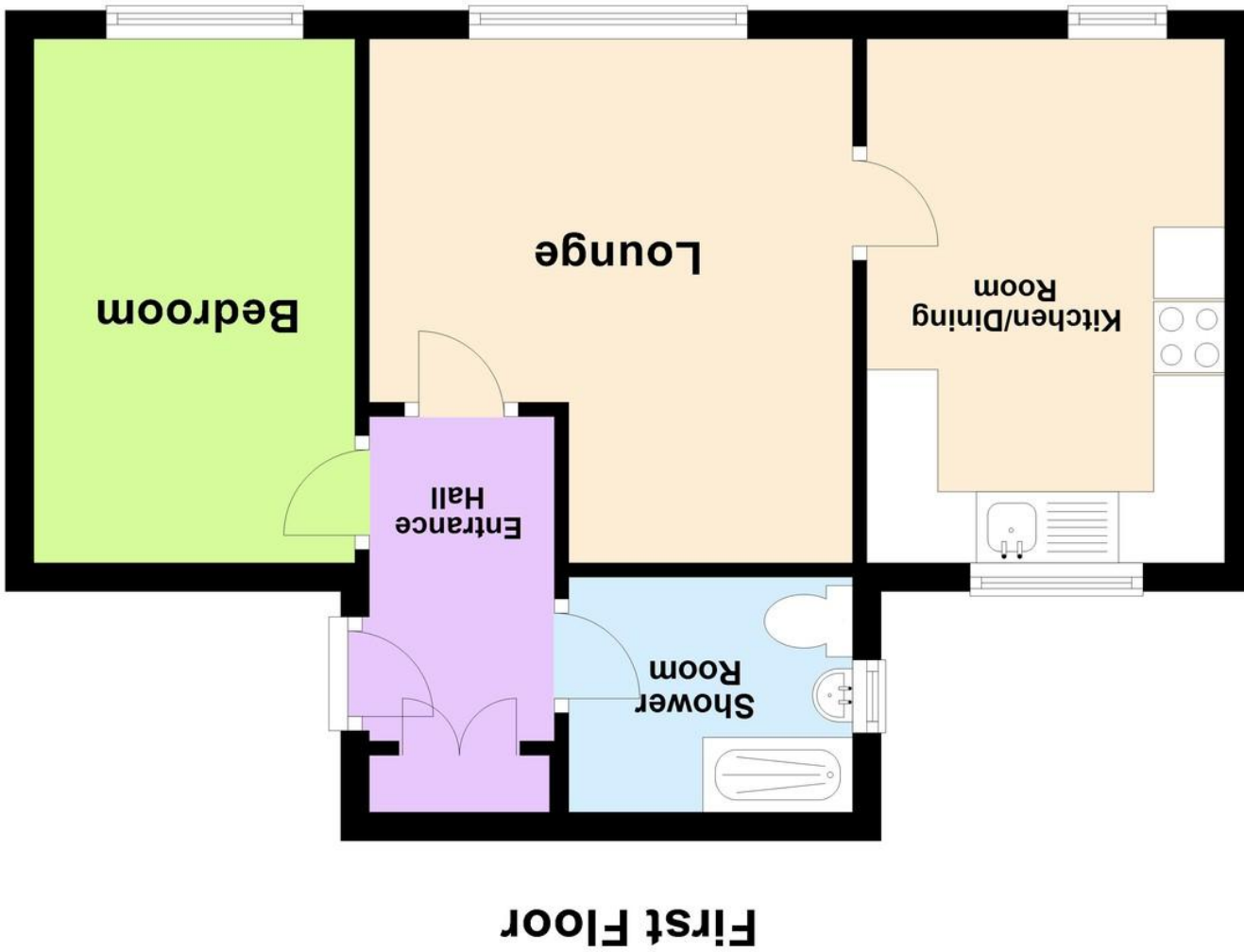


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- OVER 60's RETIREMENT PROPERTY
- ONE BEDROOM FIRST FLOOR APARTMENT
- STAIRLIFT ACCESS ON COMMUNAL STAIRS
- COMMUNAL LOUNGE, LAUNDRY AND GARDENS

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

Offers over £75,000



Property Description

Green and Co are delighted to bring to the market this one bedroom first floor retirement property for sale with no onwards chain. The property benefits by having a modern fitted kitchen and shower room, along with a reasonable sized lounge and bedroom. The lease has also been extended with approximately 122 years remaining. As you enter the building you automatically feel welcomed by the residents who have access to the communal lounge, laundry and beautiful gardens. Independent living with the option to socialise with other residents what more can you ask for!

ENTRANCE HALL Carpeted, ceiling light, 24 hour emergency intercom system, loft access, cloaks cupboard and power points.

LOUNGE 12' 8" max x 12' 2" max (3.86m x 3.71m) Carpeted, ceiling light, electric storage heater, power points, double glazed window overlooking communal gardens, electric fireplace.

KITCHEN 12' 11" x 7' 9" (3.94m x 2.36m) Vinyl flooring, two ceiling lights, range of wall and base units, power points, tiled splash backs, two double glazed windows, electric oven, hob and extractor fan, washing machine, space for fridge/freezer, space for dining table and electric storage heater.

BEDROOM 9' x 12' 8" (2.74m x 3.86m) Carpeted, ceiling light, power points, electric storage heater, double glazed window overlooking communal garden, double wardrobe to be included.

SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.6m) Having tiled flooring, ceiling spotlights, extractor fan, double glazed window to side, double shower cubicle, low level wc, hand wash basin, tiled walls and electric fan heater.

OUTSIDE The property has shared parking and shared communal gardens.

Council Tax Band A - Birmingham City Council

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

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for O2 and limited for EE, Three 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 100 Mbps.

Networks in your area - 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 approximately 122 years remaining. Service Charge is currently running at £241 per months which includes buildings insurance and ground rent and is reviewed (to be confirmed). 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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

