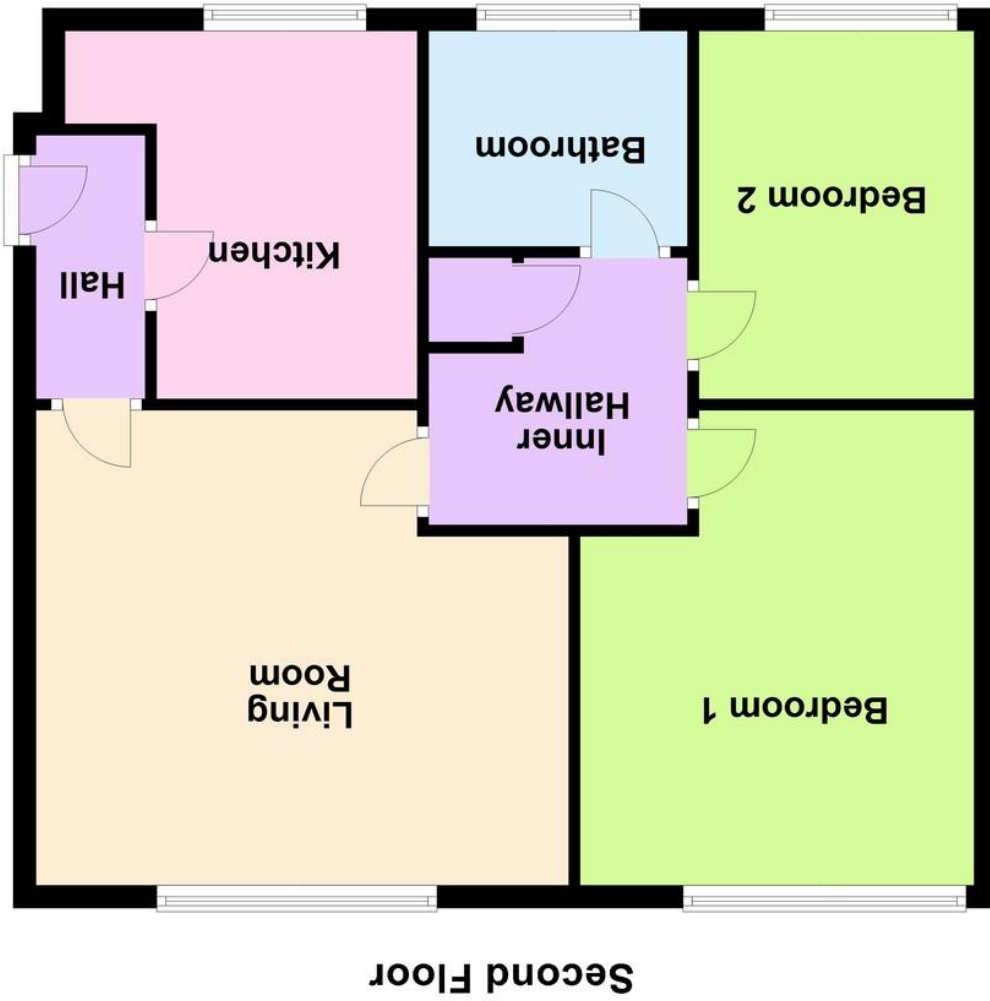


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



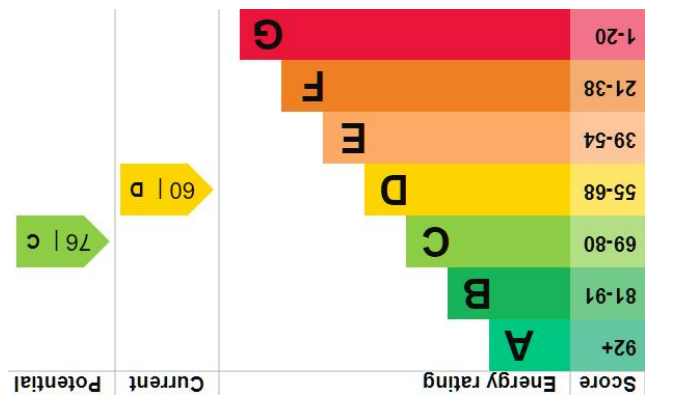
LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork 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 Conveyer.



Walmley | 0121 313 1991



- SUPERB VIEWS OVER OPEN COUNTRYSIDE TO THE REAR
- WELL PRESENTED TOP FLOOR APARTMENT
- COMMUNAL ENTRANCE HALLWAY WITH SECURITY ENTRY SYSTEM
- HALLWAY & INNER HALLWAY



Regan Court , Springfield Road, Sutton Coldfield, B75 7JH

£155,000



Property Description

SUPERB VIEWS OVER OPEN COUNTRYSIDE TO THE REAR. This superbly presented top floor flat occupies this sought after residential location being conveniently situated for amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements throughout briefly comprises; communal entrance hallway with security entry system, reception hall, comprehensively fitted kitchen, spacious living room with open aspect views over countryside to rear, two good sized bedrooms, bathroom, outside the property is situated in well kept communal grounds with both visitors and residence parking bays, a well maintained communal good size rear garden and to the rear is a garage in a separate block. Early internal viewing of this property is recommended.

Flat 6 is situated on the second floor and is approached via entrance door.

RECEPTION HALLWAY Approached via entrance door with doors off to kitchen and living room.

KITCHEN 11' 4" x 7' 7" (3.45m x 2.31m) Having a modern matching range of wall and base units with worktop surfaces over incorporating inset one and half bowl sink unit with mixer tap and complementary tiled splash back surrounds, fitted range cooker with 5 burner gas hob and double oven beneath, double extractor over, space and plumbing for washing machine, recess for fridge freezer, radiator, tiled floor, downlighting and double glazed window to front.

LIVING ROOM 15' 5" max 13' 10" min x 13' 3" (4.7m max 4.22m min x 4.04m) Focal point of the room is a feature fireplace with surround and hearth, parquet flooring, coving to ceiling, radiator and double glazed window with fantastic views over countryside to the rear.

INNER HALLWAY Having airing cupboard and doors off to bedrooms and bathroom.

BEDROOM ONE 13' 4" x 11' 5" max 9' 2" min (4.06m x 3.48m max 2.79m min) Having radiator and double glazed window with open aspect views over countryside to the rear.

BEDROOM TWO 11' 2" x 9' 6" (3.4m x 2.9m) With double glazed window to front and radiator.

BATHROOM Being well appointed with a white suite comprising; panelled p-shaped bath with chrome mixer tap, mains fed shower over, shower attachment and fitted shower screen, vanity wash hand basin with chrome mixer tap with cupboards beneath, low flush WC, part tiling to walls, chrome ladder heated towel rail and opaque double glazed window to front.

OUTSIDE To the front the property is situated in a pleasant position set back behind communal gardens and parking and to the rear is a well kept communal garden with pathways and driveway with access to the garage situated in block.

GARAGE (UNMEASURED) In a separate block. With up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9Mbps. Highest available upload speed 0.9Mbps.
Networks in your area - maybe EE

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 approximately 138 years remaining. Service Charge is currently running at £3000 per annum (payable £1500 every 6 months) which also includes the building maintenance and building insurance, maintenance of communal grounds and is reviewed annually. The Ground Rent is currently running at £65 per annum and is reviewed 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991

