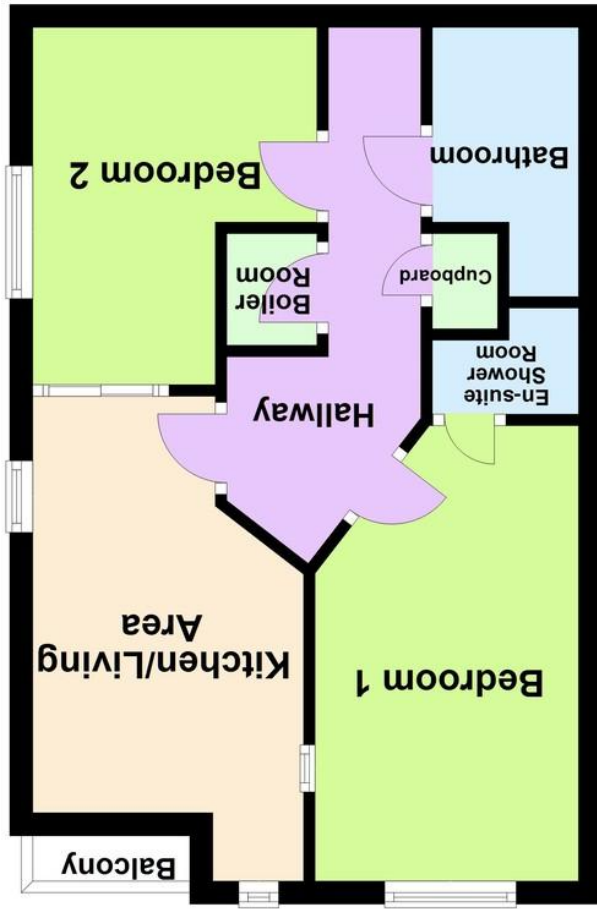
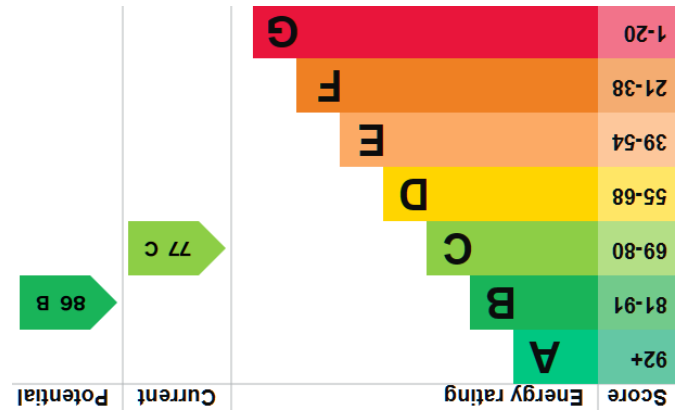


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor

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.



Great Barr | 0121 241 4441



- FIRST FLOOR APRTMENT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- POPULAR RESIDENTIAL LOCATION
- BALCONY
- OPEN PLAN LOUNGE & KITCHEN/DINER

Hobart Point , Churchfields Way,
 West Bromwich, B71 4FF

£122,000



Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

HALLWAY Having two ceiling light points, carpeted, electric heater, storage cupboard with electric meter, further storage cupboard housing water tank and boiler.

BEDROOM 1 13' 10 max" x 9' 2" (4.22m x 2.79m) Double bedroom with window to front, two ceiling light points, built-in cupboard and door to en suite.

EN SUITE Comprising of ceiling light, shower, toilet, wash hand basin and electric towel radiator.
Comprising of ceiling light point, bath, toilet and wash hand basin, tiled to mid height.

BEDROOM 2 11' 2" x 8' 10" (3.4m x 2.69m) Double bedroom with window to front, ceiling light, and electric heater.

BATHROOM 7' 4" x 5' 8" (2.24m x 1.73m) Comprising of ceiling light point, bath, toilet and wash hand basin, tiled to mid height.

KITCHEN LIVING AREA 19' 0" x 11' 9" (5.79m x 3.58m) Having three ceiling light points, the kitchen comprises of electric oven, hob, extractor fan, sink, window to side, window to front, electric heater, balcony with access to the front of the property.

Council Tax Band B - Sandwell

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

Mobile coverage - data information not available

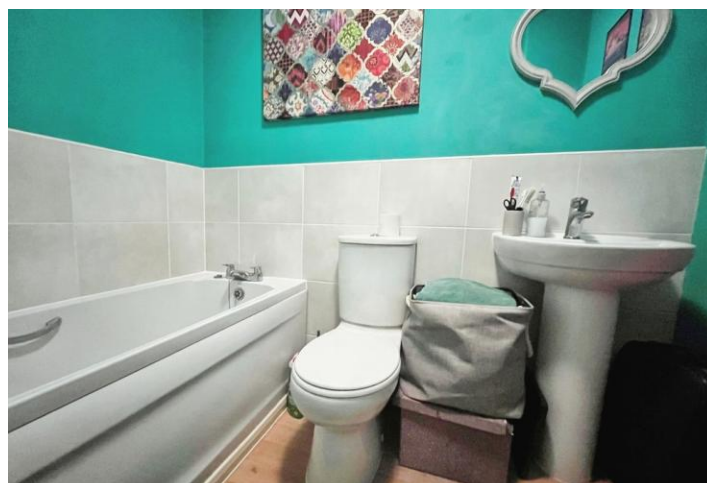
Broadband coverage:- data information not available

Networks in your area - data information not available

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with



approximately 144 years remaining. Service Charge is currently running at £1,200 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £250 per annum 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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