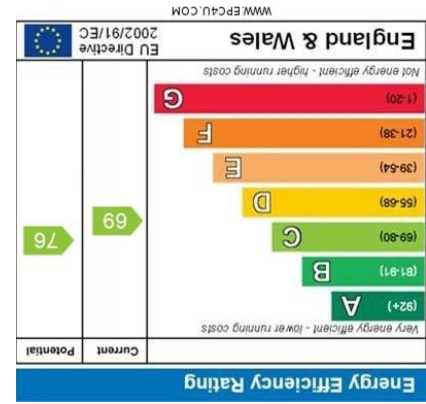


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- SUPERB LUXURY TWO BEDROOM APARTMENT
- GATED ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- LARGE LIVING AREA
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER TOWN CENTRE LOCATION

Apartment , The Florins, 14-18 High Street, Sutton Coldfield, B72 1UX

Offers in excess of £280,000



Property Description

Green and Company are delighted to offer to the market this superbly presented two double bedroom luxury first floor apartment situated within a listed conversion in the heart of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities all of which are on the doorstep. Approached on the corner of the High St and Midland drive and approached via secure electronic underground parking or via a secure intercom pedestrian entrance there are stairs or lift access to the first floor. Internally the accommodation offers bright and spacious living areas throughout and has tall ceilings which adds to the flow and size of apartment and is also being sold with the benefit of having no upward chain. On entry there is a beautiful large lounge with windows to three sides having views towards the Town Centre, a superb fitted kitchen diner, two double bedrooms the master has an en suite shower room, a further double bedroom with dressing area, a useful office and a family bathroom.

More photos to be added.

Apartments such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

Internally the accommodation comprises:

Entrance hallway with access to:

LOUNGE 16' 3" x 19' 3 max" (4.95m x 5.87m) A wonderful spacious lounge with five sash windows to three sides offering views over Sutton Coldfield, coved ceiling, two radiators, ample space for a dining table and chairs and a door to the kitchen diner.

KITCHEN/DINER 11' 6" x 20' 4" (3.51m x 6.22m) To include a comprehensive range of matching wall and base mounted units with Granite work surfaces over, integrated oven and hob with extractor fan over, integrated dish washer, fridge and freezer, two windows to the side, ample space for a dining table and chairs for occasional dining, coving, spotlights, radiator and door to:

BEDROOM ONE 16' 0" x 13' 8" (4.9m x 4.17m) A superb sized master bedroom with deep built in wardrobes, two deep windows to the side, radiator, bespoke storage cupboards, dressing table, coving and a door to the L shaped en Suite shower room.

EN SUITE SHOWER ROOM Includes a matching white suite with a fully tiled shower cubicle, low level WC, wash hand basin, windows to the side and heated towel rail and tiled walls and flooring with spot lights over head.



BEDROOM TWO 14' 9" x 12' 7" (4.51m x 3.85m) A further double bedroom with a wak in wardrobe, two windows allowing natural light, dressing table, bespoke storage cupboards and radiator.

LUXURY FAMILY BATHROOM A white suite with bath and shower over, low level WC, wash hand basin, tiled walls and flooring and window to side.

OFFICE 7' 4" x 5' 11" (2.24m x 1.8m)

Council Tax Band F - Birmingham City Council

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

Mobile coverage - voice and data available from EE, Three, O2 and Vodafone

Broadband coverage:-

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 uploaded speed 220 Mbps.

Networks in your area = Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 183 years remaining. Service Charge is currently running at £4,100 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £150 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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