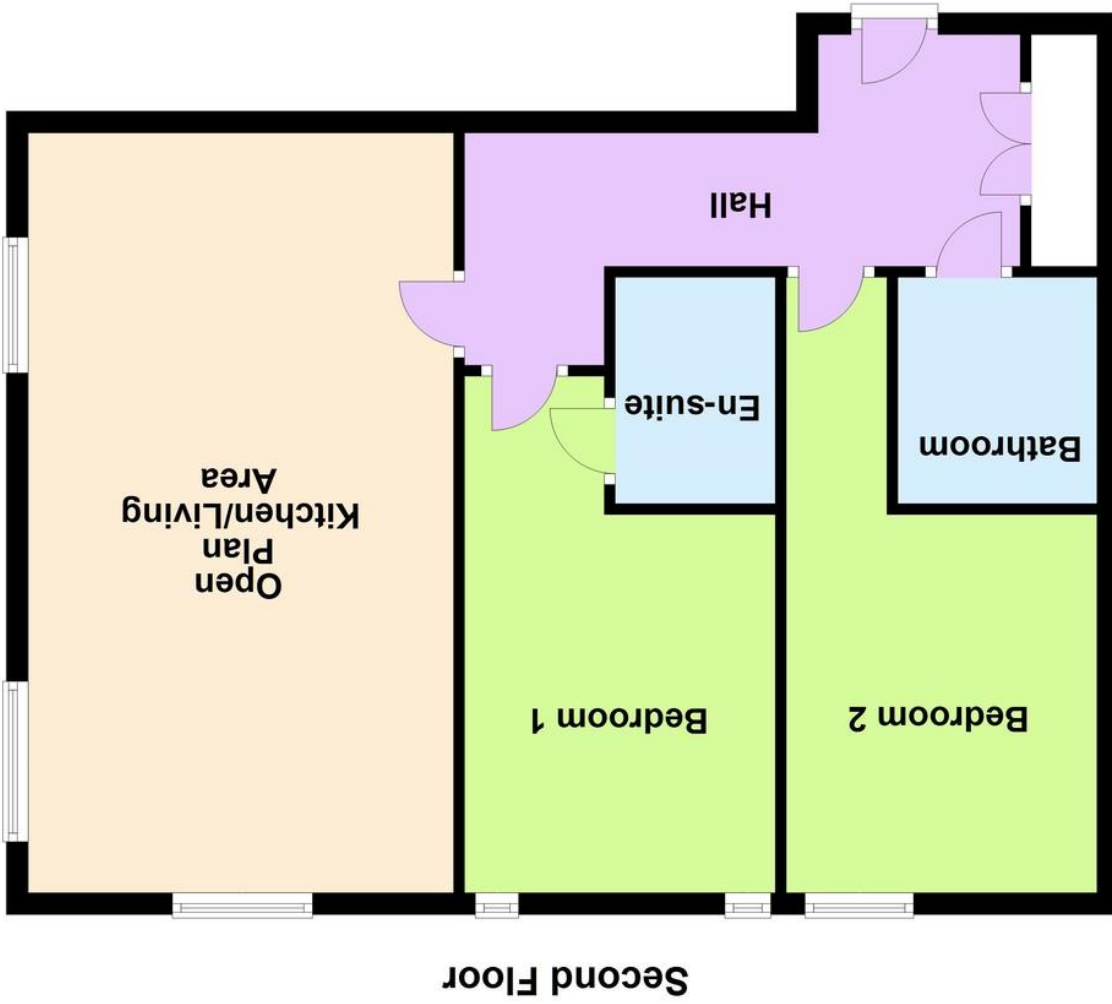


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



LEGAL READY

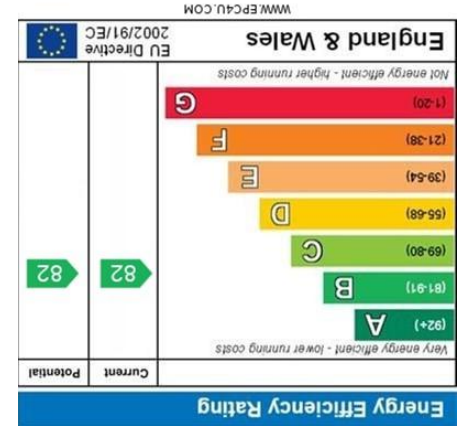
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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 Conveyor.



Boldmere | 0121 321 3991



- ALLOCATED PARKING
- TWO BEDROOM 2ND FLOOR APARTMENT
- MODERN AND WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LUXURY FITTED BATHROOM

The Sutton, 8 King Edwards Square,
 Sutton Coldfield, B73 6AQ

Offers Over £250,000



Property Description

Early viewing is highly recommended to fully appreciate this well-presented two bedroom second floor apartment finished to a high end quality, which also benefits from being located IN THE HEART OF SUTTON COLDFIELD and on the doorstep of SUTTON COLDFIELD TRAIN STATION. Conveniently situated for all amenities, including local shops/supermarket and the main commuter routes to Birmingham City Centre. This property will surely be in high demand - Call Green & Company to arrange your viewing!

ENTRANCE HALL 7' 5" x 6' (2.26m x 1.83m) With ceiling lights, power points and cupboard for storage which is 7' x 2' 7".

KITCHEN/LIVING AREA 22' 10" x 12' 10" (6.96m x 3.91m) Open plan Kitchen/Living area Having cooker, fridge/freezer, dishwasher, induction hob, power points, three double glazed window and breakfast bar.

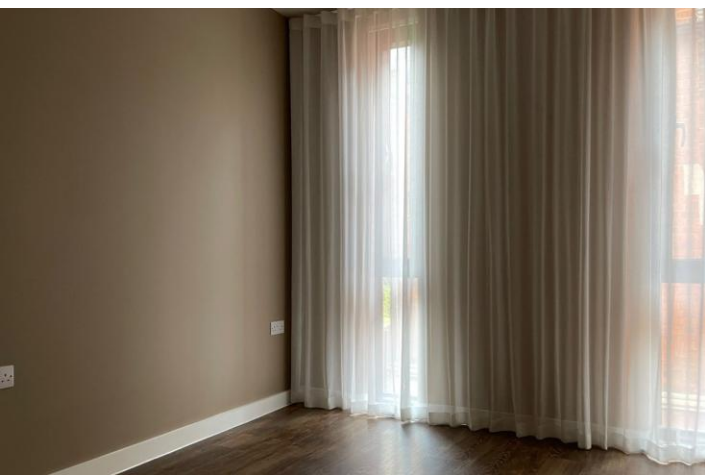
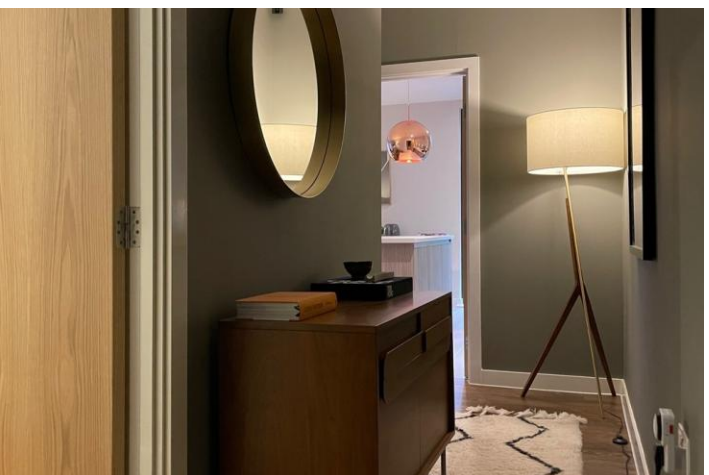
MASTER BEDROOM 8' 10" x 11' 4" (2.69m x 3.45m) Having two double glazed windows, power points and ceiling spotlights with door into en suite.

EN SUITE 6' 10" x 4' 10" (2.08m x 1.47m) Tiled, having heating towel rail, ceiling spotlights and wash basin.

BEDROOM TWO 18' max x 10' 5" max (5.49m x 3.18m) Having power points, radiator, double glazed window.

BATHROOM 6' 10" x 6' (2.08m x 1.83m) Tiled, ceiling spotlights, heated towel rail, shower hand wash basin.

OUTSIDE The property has allocated parking.



Council Tax Band D - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 193 years remaining. Service Charge is currently running at £1,500 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £350 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.

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

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

