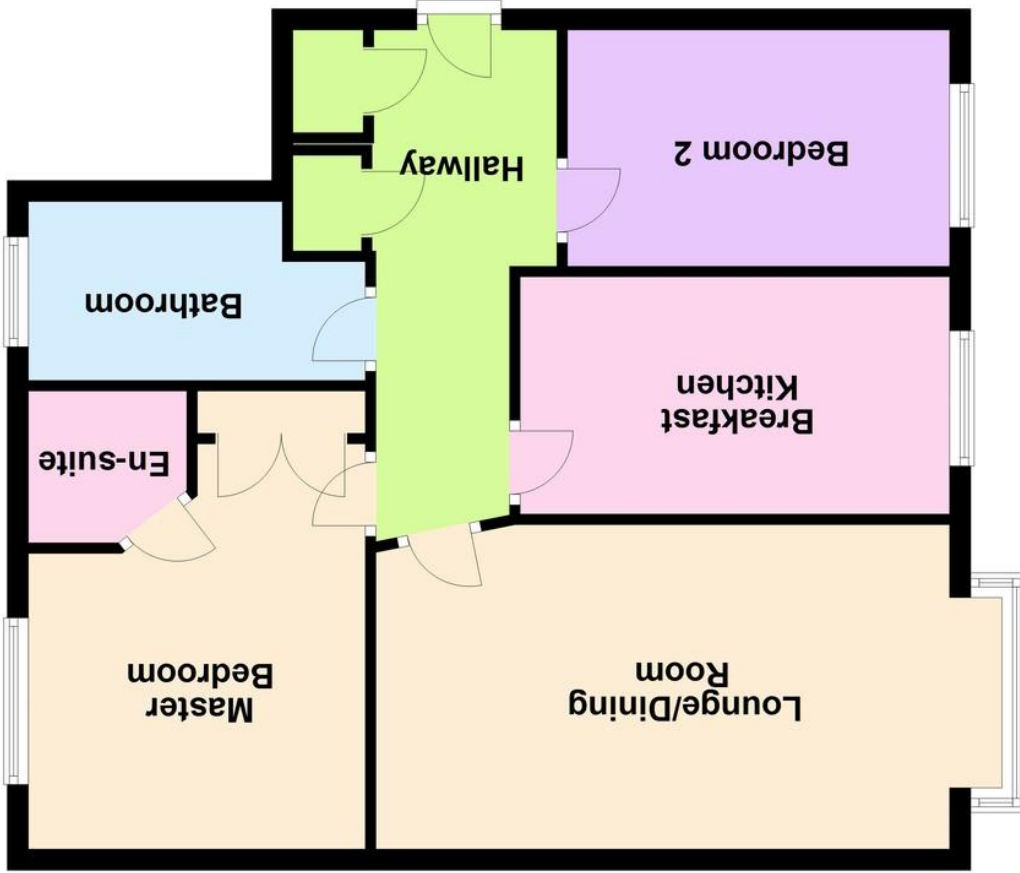


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 64.0 sq. metres (688.6 sq. feet)



Ground Floor
 Approx. 64.0 sq. metres (688.6 sq. feet)

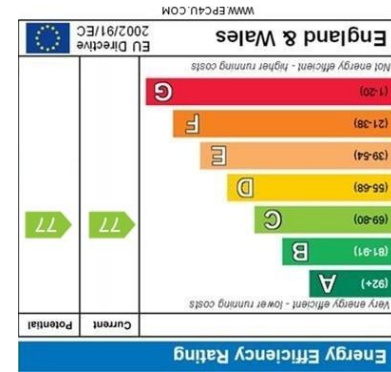
LEGAL READY

"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.



Walmley | 0121 313 1991



- A MODERN STYLE TWO BEDROOM GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE THROUGH LOUNGE/DINING ROOM
- COMPREHENSIVELY FITTED BREAKFAST/KITCHEN

Thimble End Court, Sutton Coldfield, B76 2RZ

£180,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

SOUGHT AFTER RESIDENTIAL LOCATION This modern style well presented two bedroom ground floor apartment, occupies this sought after residential location, close to 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 in brief comprises, welcoming reception hallway, attractive through lounge/dining room, comprehensively fitted kitchen/breakfast, two good sized bedrooms, master with en suite, well appointed principle bathroom, well kept communal grounds with allocated parking. NO UPWARD CHAIN.

Outside to the front the property is set in well kept communal grounds with neat lawned gardens and pathways, residents and visitors parking bays.

CANOPY PORCH Having an outside light.

WELCOMING RECEPTION HALLWAY Approached by an opaque by a double glazed entrance door with laminate flooring, radiator and doors off to all rooms, airing cupboard with radiator and further useful built in storage cupboard.

LIVING ROOM 21' 06" into bay x 9' 10" (6.55m x 3m) An attractive room with walk in double glazed bay window to rear, with double glazed door giving access out to communal garden, two radiators, laminate flooring.

BREAKFAST KITCHEN 13' 04" x 7' 04" (4.06m x 2.24m) Having a matching comprehensive range of wall and base units with work top surfaces over incorporating an inset one and a half bowl sink unit with mixer tap, tiled splash back surround, fitted gas hob with extractor hood above, built in electric cooker beneath, integrated dish washer, integrated washer/dryer, integral fridge freezer, cupboard housing gas central heating boiler, space for breakfast table and chairs, tiled floor, radiator, down lighting and double glazed window to rear elevation.



MASTER BEDROOM 12' 00" max 9' 02" min x 10' 06" (3.66m x 3.2m) With double glazed window to rear, radiator, built in double wardrobe and door through to en suite.

ENSUITE Having a white suite comprising low flush WC, pedestal wash hand basin, part tiling to walls, shower cubicle with mains fed shower over, chrome ladder heated towel rail, tiled floor.

BEDROOM TWO 11' 10" x 7' 04" (3.61m x 2.24m) With double glazed window to rear, radiator.

BATHROOM Having panelled bath, mixer tap and shower attachment, low flush WC, wash hand basin, chrome ladder heated towel rail, laminate flooring, down lighting and opaque double glazed window to front elevation.

Council Tax Band C Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 107 years remaining. Service Charge is currently running at £1000 per annum and is reviewed annually. The Ground Rent is currently running at £200 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.

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?

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