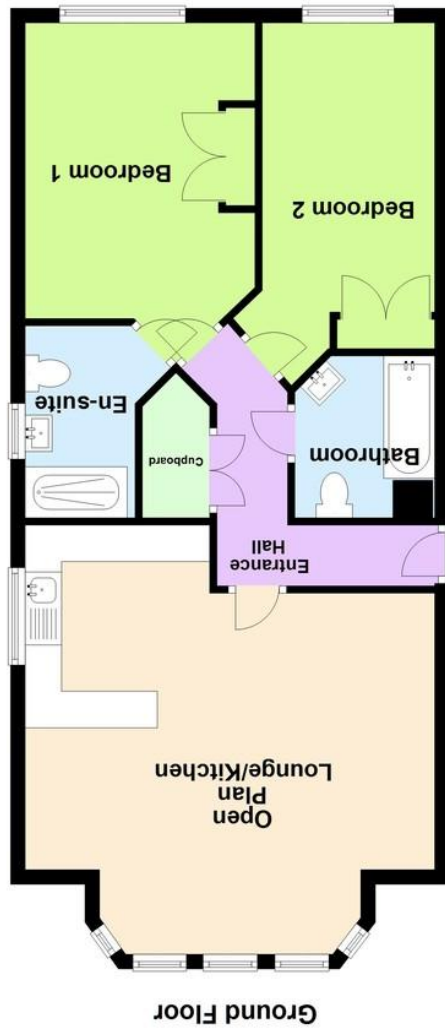


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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.
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.

Energy Efficiency Rating	
Current	Potential
76	77

Energy Efficiency Rating scale (A-G):
 A (92+) Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) Not energy efficient - higher running costs

Boldmere | 0121 321 3991



- TWO BEDROOM GROUND FLOOR APARTMENT
- UNDERGROUND PARKING WITH 2 ALLOCATED SPACES
- NO ONWARDS CHAIN
- EN SUITE TO MASTER BEDROOM
- UNDERFLOOR HEATING WITH INDIVIDUAL ROOM CONTROL

Clifton Road, Sutton Coldfield, B73 6EN

£254,800

Property Description

****DESCRIPTION**** ATTENTION FIRST-TIME BUYERS, DOWNSIZERS AND BTL INVESTORS. Early viewing is highly recommended to fully appreciate this well-presented flat, which also benefits from private underground parking and available with NO UPWARD CHAIN. 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 Is carpeted and having two ceiling light points, power points, underfloor heating and control, built in storage cupboard, intercom system and air conditioning.

LOUNGE/KITCHEN 18' 5" x 15' 6" (5.61m x 4.72m) Maximum measurements With ceiling spot lights, wood effect vinyl flooring, underfloor heating and control, double glazed bay window to front, double glazed window to side, a range of wall and base units, u-shaped breakfast bar with built in cupboards/white goods, air conditioning, integrated; oven, hob and extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, power points and sound system speakers built into ceiling.

BEDROOM ONE 13' 4" x 10' 7" (4.06m x 3.23m) Is carpeted and has ceiling light, double glazed window to rear, built in wardrobes, power points, underfloor heating and control, air conditioning and door to ensuite.

ENSUITE 8' 9" x 4' 6" (2.67m x 1.37m) With tiled flooring, ceiling spot lights, part tiled walls, double glazed window to side, low level WC, hand wash basin, double shower cubicle, shaver socket point and air conditioning.

BEDROOM TWO 11' 10" x 7' 6" (3.61m x 2.29m) Is carpeted and has ceiling light, double glazed window to rear, power points, underfloor heating and control, built in wardrobe and air conditioning.

BATHROOM 7' 1" x 6' 6" (2.16m x 1.98m) With tiled flooring, ceiling spot lights, bath with hand held shower head, low level WC, hand wash basin and part tiled walls.

OUTSIDE There is communal gardens and an underground parking with two allocated parking spaces and visitors spaced available.

AGENTS NOTE There is a lift from the car park to the first floor.

Council Tax Band E Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 109 years remaining. Service Charge is currently running at £253 per month which includes the ground rent and is reviewed TBC. The Ground Rent is currently running alongside the service charge and is reviewed TBC. 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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

