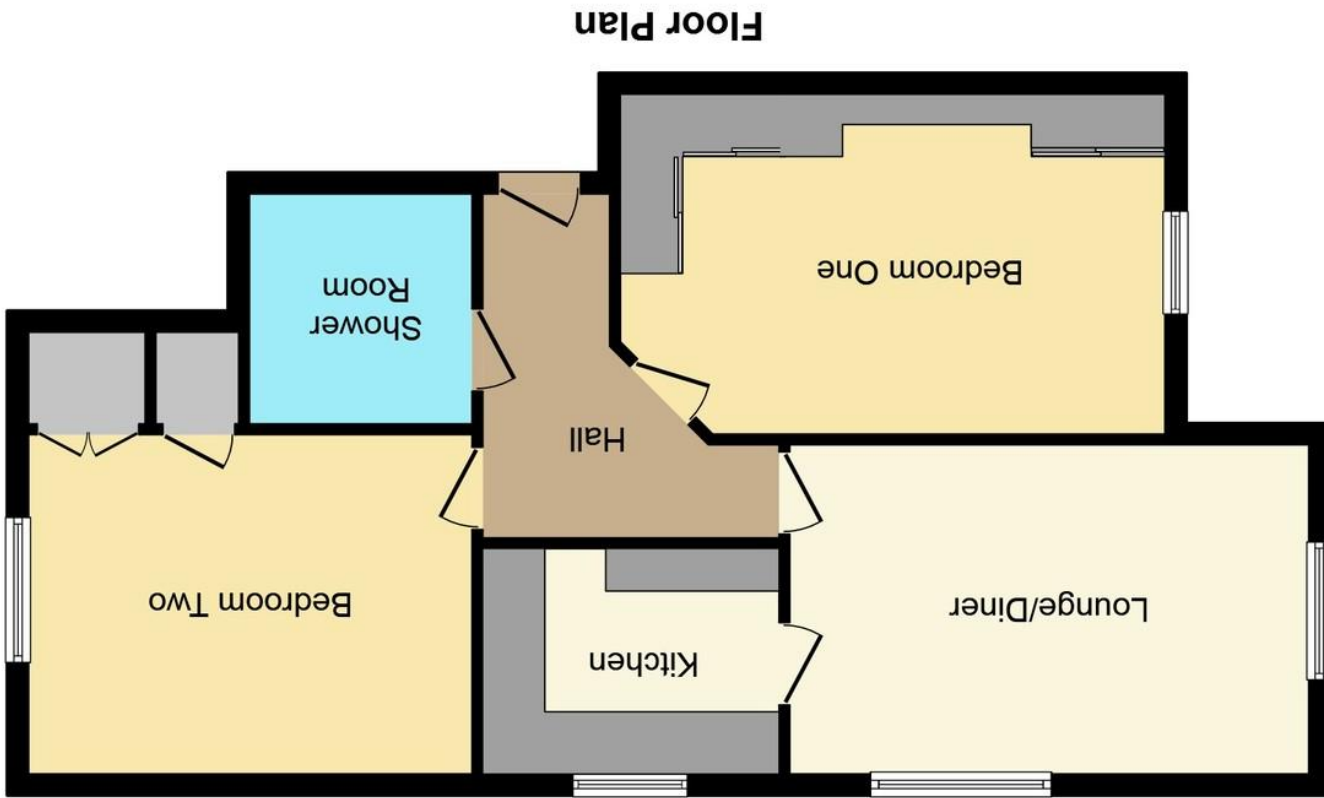


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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



- Retirement Apartment For Owner/Occupiers 55 and Over
- Well-Presented Throughout
- Spacious Lounge/Diner
- Two Bedrooms
- Well Maintained Communal Grounds

Sundial Court, Queslett Road,
 Great Barr, B43 6DP

£135,000



Property Description

RETIREMENT APARTMENT FOR OWNER/OCCUPIERS 55 AND OVER. This WELL-PRESENTED GROUND FLOOR APARTMENT is being sold with NO UPWARD CHAIN and is ready to move into. Occupying a popular residential location with excellent amenities nearby. INTERNAL VIEWING IS RECOMMENDED to fully appreciate the property on offer. Call Green & Company to arrange your viewing.

APPROACH having block paved drive providing ample parking space for residents.

COMMUNAL ENTRANCE WITH ACCESS TO ALL FLOORS There is a cord-operated alarm point in each room (including the hall) and in the communal conservatory This monitoring service is included in the service charge..

INDIVIDUAL HALLWAY having a wall mounted radiator, intercom system, storage cupboard and doors off to all rooms.

LOUNGE/DINER 16' 4" x 9' 10" (4.98m x 3m) having double glazed window to side elevation, double glazed window to front elevation, feature fire surround with inset coal effect electric fire, light points, power points, two telephone points, one socket from the communal terrestrial TV aerial, radiator and door to kitchen.

KITCHEN 8' 3" x 6' 6" (2.51m x 1.98m) having a range of matching wall and base units with surfaces over, incorporating inset stainless steel sink unit with chrome mixer tap over, integrated electric hob with extractor over, integrated oven, integrated fridge/freezer, integrated washer-drier, ample storage space, tiling to splash prone areas and double glazed window to side elevation.

BEDROOM ONE 15' 3" x 8' 10" (4.65m x 2.69m) being a double bedroom, having double glazed window to front elevation, ceiling light point, power points, one telephone socket, one socket from the communal terrestrial TV aerial, radiator and fitted wardrobes.

BEDROOM TWO 13' 7" x 9' 1" (4.14m x 2.77m) being a double bedroom, having double glazed window to rear elevation, ceiling light point, power points and radiator. Fitted wardrobes and two

storage cupboards (one of which contains the Consumer Unit.)

SHOWER ROOM having a matching suite comprising of shower, wash hand basin, low flush w/c, ceiling light point and heated towel rail.

OUTSIDE

COMMUNAL CONSERVATORY accessible to all residents in the block and giving access to the communal garden.

COMMUNAL GARDEN being mainly laid to lawn, patio area, a range of plants and shrubs to fenced perimeter.

COUNCIL TAX BAND D Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approx. 106 years remaining on the lease. Current service charge is approx. £2914.32 per annum (paid in monthly installments) which includes buildings insurance with the ground rent being approx. £350 per annum and is payable quarterly. (the vendor is not aware of any ground rent review period). We would advise all interested parties to obtain verification concerning the lease 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 Solicitor or Surveyor.

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 all measurements are approximate.