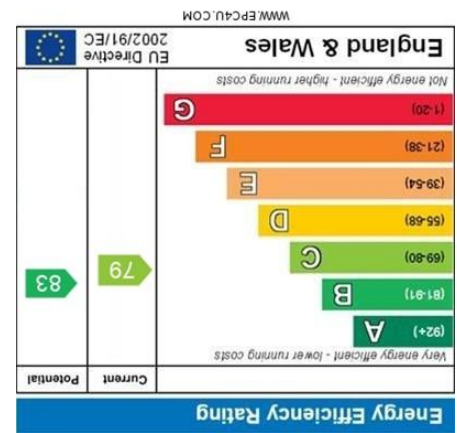


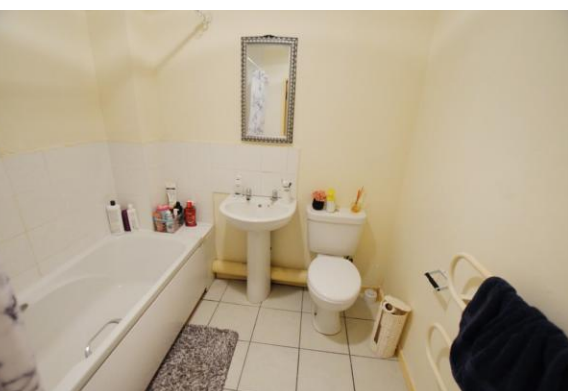
NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
 If you require the full 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 Conveyancer.



Great Barr | 0121 241 4441



- Excellent Investment Opportunity For Landlords
- Sold With Tenant In-Situ
- Lounge Kitchen/Diner
- Two Bedrooms
- Well Maintained Communal Grounds

Jefferson Place, Grafton Road, West Bromwich, B71 4EY

Asking Price Of £100,000



Property Description

DRAFT DETAILS - A WAITING VENDOR APPROVAL

ATTENTION BTL INVESTORS. Early viewing is highly recommended to fully appreciate this well presented FIRST FLOOR APARTMENT which also benefits from a good paying tenant in-situ. Conveniently situated for all amenities including local shops/supermarket and the main commuter routes to West Bromwich Town Centre. This property is sure to be in high demand - Call Green & Company to arrange your viewing!

HALL approached via reception door, having light point, airing cupboard and doors off to all rooms.

LOUNGE KITCHEN/DINER 26' 0" x 9' 7" (7.92m x 2.92m) having double glazed window to side elevation, double glazed doors opening to balcony, light points, power points, kitchen area comprising of: wall/base units with worktops over, sink and ample space for appliances.

BEDROOM ONE 12' 0" x 9' 8" (3.66m x 2.95m) having double glazed window, light point, power points and fitted wardrobe.

BEDROOM TWO 9' 3" x 6' 9" (2.82m x 2.06m) having double glazed window, light point, power points and fitted wardrobe.

BATHROOM having light point, heated towel rail, a matching suite comprising of wash hand basin, low flush w/c and panelled bath.

OUTSIDE

ALLOCATED PARKING having secure allocated parking.

COMMUNAL GROUNDS having well maintained communal grounds.

Council Tax Band A - Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice likely available for EE and Three, limited for O2 and Vodafone and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps.

Highest available upload speed 1 Mbps.

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 upload speed 900 Mbps.

Networks in your area - Virgin Media, Openreach, 4th Utility

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

The Agent understands that the property is leasehold with approximately 107 years remaining. Service Charge is currently running at £1755 per annum and is payable in two installments. The Ground Rent is currently running at £175 per annum and we have been advised does not have a review period. However, we are still awaiting confirmation from the vendor's Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

FIXTURES AND FITTINGS as per sales particulars.

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.