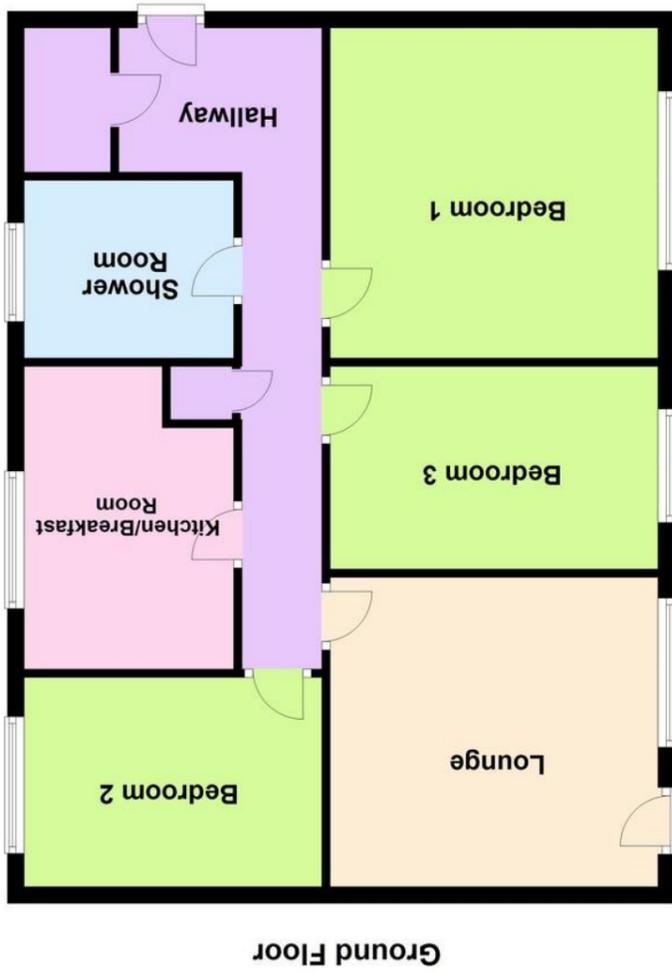


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- WELL PRESENTED GROUND FLOOR APARTMENT
- THREE BEDROOMS
- POPULAR SEMI RURAL LOCATION
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY FITTED BREAKFAST KITCHEN
- SHOWER ROOM

The Greaves, Minworth, Sutton Coldfield, B76 9DJ

£180,000

Property Description

*** DRAFT DETAILS - AWAITING VENDORS APPROVAL ***
GROUND FLOOR THREE BEDROOM APARTMENT - SEMI RURAL LOCATION

This superbly appointed three bedroom ground floor apartment occupies this popular development, set on the periphery of Minworth, Sutton Coldfield. The apartment is situated on this development with a number of Barn conversions and a most pleasant communal courtyard which has various established shrubs, trees and pathways.

The accommodation which is approached via a communal entrance hallway with security entry system is set on the ground floor and comprises reception hallway, attractive lounge with it's own front door out to the communal gardens to the rear, comprehensively fitted breakfast kitchen, three bedrooms and well appointed shower room. Outside the property is set within well kept communal grounds with allocated parking spaces and open aspect views over Countryside to the rear. Early internal viewing of this property is recommended which is available with no upward chain. In more detail the accommodation comprises:

ACCOMMODATION Communal entrance hallway approached via security entry system, apartment 15 is situated on the ground floor and is approached via entrance door.

RECEPTION HALLWAY Having wood flooring, radiator, two useful storage cupboards (one housing gas central heating boiler), security entry telephone system and doors off to all rooms.

ATTRACTIVE LOUNGE 12' 2" x 12' 11" (3.71m x 3.94m) Having fire place, coving to ceiling, radiator, double glazed window to rear and double glazed door leading out to paved patio with views over open countryside and neat communal lawned garden.

KITCHEN BREAKFAST ROOM 11' 11" x 7' 10" max and 5' min (3.63m x 2.39m max and 1.52m) Having been comprehensively fitted with a matching range of wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with chrome mixer tap and tiled splash back surrounds, fitted Halogen hob with extractor hood above and built-in cooker beneath, integrated fridge freezer, space and plumbing for washing machine, tiled floor, space for breakfast table and chairs and double glazed window to front elevation.

BEDROOM ONE 13' 3" x 10' (4.04m x 3.05m) Having a built-in range of fitted furniture comprising two double wardrobes, single wardrobe, chest of drawers, radiator and double glazed window to rear with open views over Countryside.

BEDROOM TWO 11' 6" x 8' 3" (3.51m x 2.51m) Currently used as a dining room, having coving to ceiling, radiator and double glazed window to front.

BEDROOM THREE 13' 1" x 8' 5" (3.99m x 2.57m) Having a range of built-in bedroom furniture comprising two bedside cabinets, two single wardrobes with cabin style storage cupboards above, coving to ceiling, radiator and double glazed window with open aspect views to the rear over Countryside.

PRINCIPLE SHOWER ROOM Having a white suite comprising low flush WC, pedestal wash hand basin with part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator, tiled floor, opaque double glazed window to rear elevation, wall mounted electric shaver point and extractor.

OUTSIDE The apartment is set in the popular development known as The Greaves with well kept communal grounds, allocated parking bays and to the rear there is a communal lawned garden with paved patio enjoying open aspect views over Countryside to the rear.

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 103 years remaining. Service Charge is currently running at £160 approximately per month and is reviewed (to be confirmed). The Ground Rent is currently running at £230.08 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.

