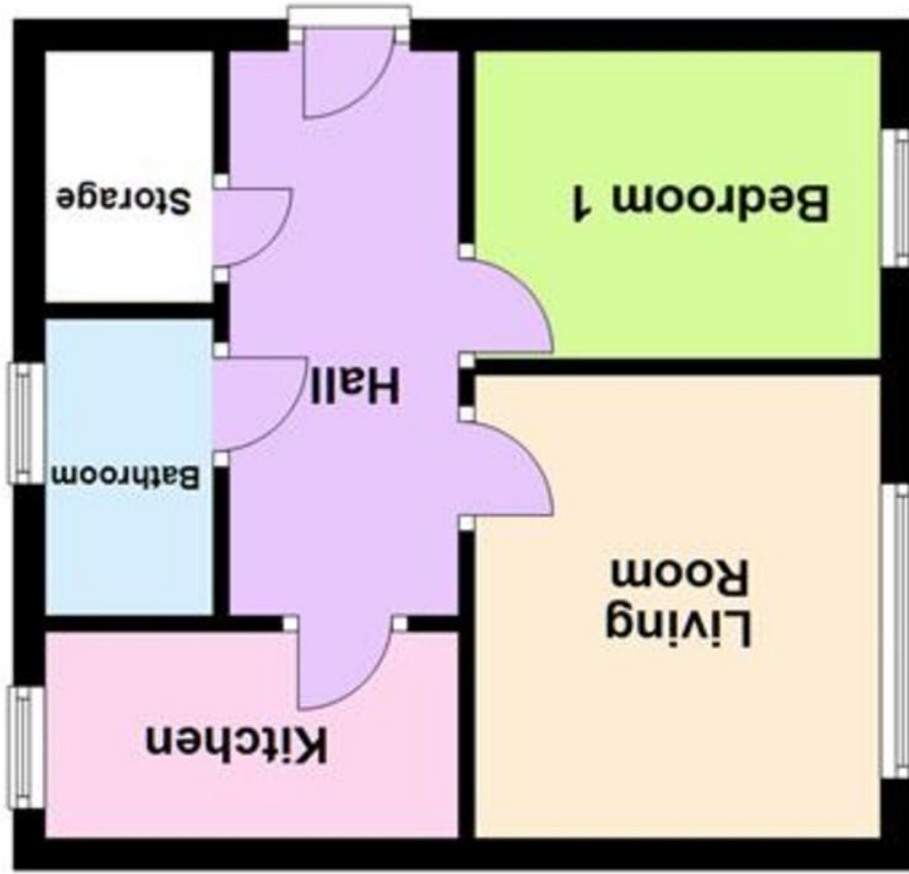


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

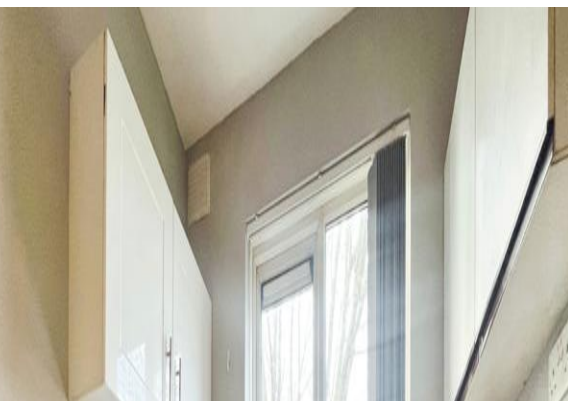


First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Great Barr | 0121 241 4441



- Delightful one-bedroom flat
- 117 year leasehold
- Modern bathroom
- Excellent public transport links
- Communal Garden
- Generous double bedroom with natural light

Old Walsall Road, Great Barr, Birmingham, B42 1UJ

Offers In Excess Of £100,000



Property Description

We are pleased to present this delightful one-bedroom flat in good condition. Located in a convenient and sought-after area, the property benefits from excellent public transport links and a range of local amenities nearby.

HALLWAY Having ceiling light point, radiator and doors to:-

STORAGE/UTILTY Housing boiler and having ceiling light point.

LOUNGE 12' 5" x 11' 2" (3.78m x 3.4m) Having ceiling light point, radiator, laminate flooring and window to rear.

KITCHEN 11' 4" max x 8' 3" (3.45m x 2.51m) Having window to front, ceiling light point, radiator, sink, a range of wall and base units with work surfaces over, space for oven and laminate flooring.

BEDROOM 12' 5" x 10' 0" (3.78m x 3.05m) Having window to rear, radiator, laminate flooring and ceiling light point.

BATHROOM 6' 11" x 7' 7" max (2.11m x 2.31m) Having tiled walls and flooring, ceiling light point, low level WC, sink and bath with electric shower over and window to side.

Council Tax Band A Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

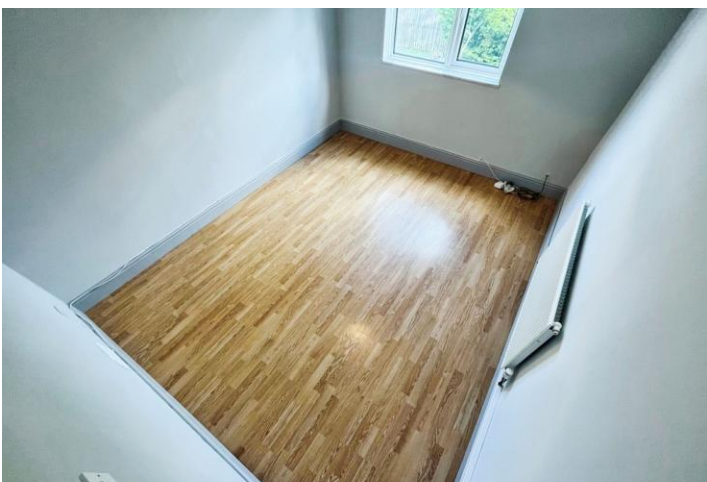
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 263 Mbps. Highest available upload speed 40Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

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.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 117 years remaining. Service Charge is currently running at approximately £300 per annum and is reviewed TBC. The Ground Rent is currently running at £10.00 per term of the lease 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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