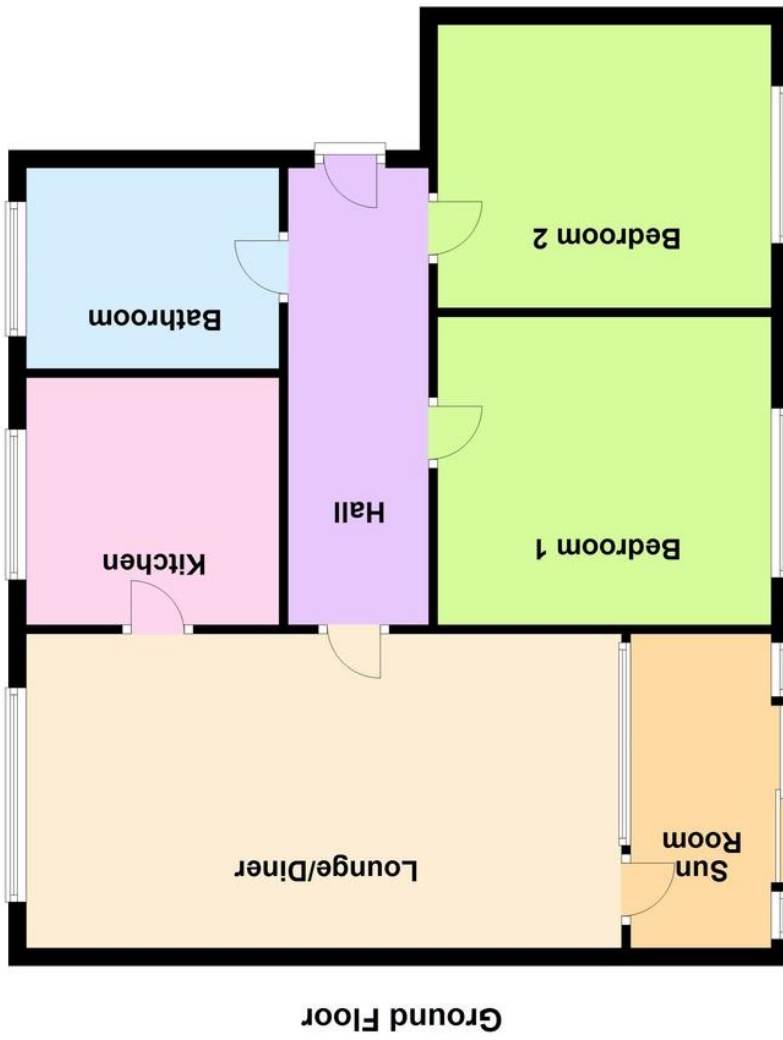
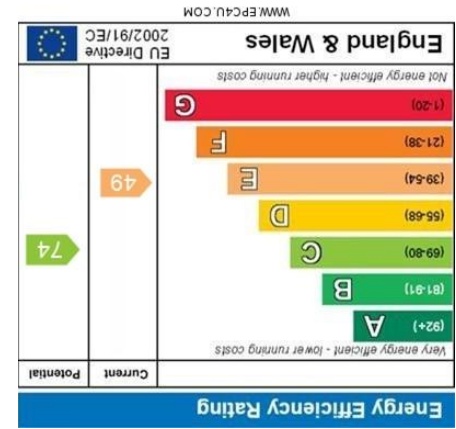


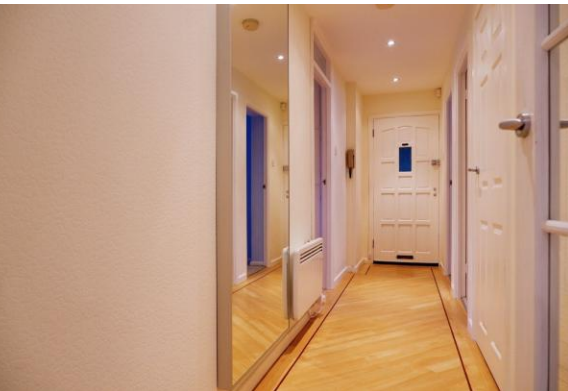
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Refurbished Throughout
- Refitted Kitchen
- Refitted Bathroom
- Spacious Lounge & Dining Area
- Sun/Morning Room

Graydon Court, Blackroot Road, Four Oaks, Sutton Coldfield, B74 2RU

Offers In Region Of £225,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

This immaculate apartment offers a comfortable and modern living space, perfect for those looking for a stylish home with two bedrooms and a newly refurbished kitchen and bathroom, this property provides all the essentials for a comfortable lifestyle.

The property features a spacious lounge diner with rear sun room overlooking the immaculate communal grounds and also has gated access to the car park and garage, there are 2 double bedrooms with ample space for relaxation and storage. The bathroom boasts built-in storage and a heated towel rail, adding a touch of luxury to your daily routine.

The kitchen is equipped with modern appliances and benefits from natural light, creating a bright and inviting space to prepare meals.

Recently renovated, this apartment is in excellent condition and ready for you to move in and make it your own.

Situated in a peaceful location, this flat offers tranquility while still being conveniently located near public transport links, nearby schools, and local amenities. Green spaces and nearby parks provide plenty of opportunities for outdoor activities, while walking and cycling routes are easily accessible.

Overall, this immaculate apartment with its modern kitchen, comfortable bedrooms, and luxurious bathroom offers a fantastic opportunity to own a stylish and well-maintained property in a desirable location. Don't miss out on the chance to make this flat your new home.

In brief the accommodation comprises:

**HALLWAY** An impressive hallway with Karndean flooring, a telephone intercom entry system, spotlights and doors

**LOUNGE DINER** 22' 3" x 11' 5" (6.78m x 3.48m) A spacious lounge and dining area, there is a wall mounted fireplace as the focal point, a front facing window, spotlights and a door to the sun room.

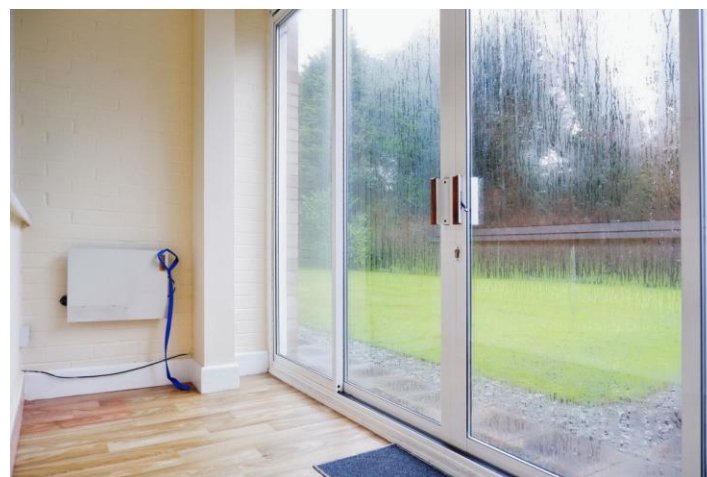
**SUN ROOM** A lovely room offering a multitude of uses with sliding patio doors offering views and access to the private communal grounds.

**FITTED KITCHEN** 8' 1" x 9' 4" (2.46m x 2.84m) To include a stylish and matching range of high gloss wall and base mounted units with complementing work surfaces over, integrated oven and hob, fridge freezer and washing machine, tiled splash backs, sink and drainer unit and front facing window.

**BEDROOM ONE** 12' 3" x 11' 8" (3.73m x 3.56m) Window to the rear and storage cupboard

**BEDROOM TWO** 12' 5" x 7' 11" (3.78m x 2.41m) Window to the rear.

**FAMILY BATHROOM** Includes a stylish white suite with a P shaped bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, heated towel rail and front facing window.



**GARAGE** Number 8.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 20 Mbps.

Networks in your area -Openreach.

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 900 years remaining. Service Charge is currently running at £1800 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at (to be confirmed) 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.

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