

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

We are delighted to present this stunning two-bedroom ground floor flat located in a highly sought-after area. This neutrally decorated property is perfect for both families and couples looking for a modern and comfortable home.

As you step inside the flat, you will immediately notice the spacious reception room with large windows, allowing for plenty of natural light to flood in. Alongside these windows, a beautiful fireplace adds a touch of elegance to the room, while the wood floors give it a warm and welcoming atmosphere. The reception room has recently been refurbished to a high standard.

The flat boasts a modern kitchen with modern appliances, making cooking a breeze. It has also been recently refurbished, providing a fresh and contemporary feel. The flat offers a generous number of storage cabinets, perfect for keeping your kitchen clutter-free.

There are two bedrooms in the flat, each with its own unique features. Bedroom one is a spacious double room with built-in wardrobes, providing ample storage space. Natural light pours in, creating a bright and airy ambiance. Bedroom two is a charming single room with a storage cabinet, offering a cozy space to relax.

The bathroom has been newly refurbished, featuring modern fixtures and fittings. It is the perfect place to unwind after a long day.

Situated in a fantastic location, this property benefits from excellent public transport links, ensuring easy access to the surrounding area. Local amenities are within walking distance, providing convenience for daily needs. The flat is also surrounded by green spaces and nearby parks, offering tranquility and a peaceful atmosphere.

Don't miss the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing.

COMMUNAL ENTRANCE With front door into:-

LIVING ROOM 18' 5" x 11' 0" (5.61m x 3.35m) Having two ceiling light points, underfloor heating, laminate flooring, window to rear, blinds and door into:-

KITCHEN 11' 6" x 8' 0" (3.51m x 2.44m) Having a range of wall and base units with work surfaces over, gas oven, electric hob, extractor fan, sink, window to rear splash back tiling, ceiling light point, space for fridge/freezer, washing machine and door to:-

INNER HALLWAY Having radiator ceiling light point, storage cabinet with alarm system and doors to bedrooms and bathroom.

BEDROOM ONE 10' 4" x 9' 12" (3.15m x 3.05m) Carpeted and having ceiling light point, radiator, window to rear and built in wardrobes to both sides.

BEDROOM TWO 8' 0" x 6' 10" (2.44m x 2.08m) Carpeted and having ceiling light point, radiator, storage cupboard housing central heating boiler and window to rear with blinds.

BATHROOM 9' 12" x 5' 6" (3.05m x 1.68m) Having vanity low level WC and sink, ceiling light point, enclosed shower cubicle, radiator, full tiling to walls and floor and window to side.

GARAGE In a separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Sandwell Metropolitan Borough Council

Predicted 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 13Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps.

Highest available upload speed 20Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 83 years remaining. Service Charge is currently running at £129 per month and is reviewed *****. The Ground Rent is currently running at £ and is reviewed *****. 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.

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 Convey or.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441