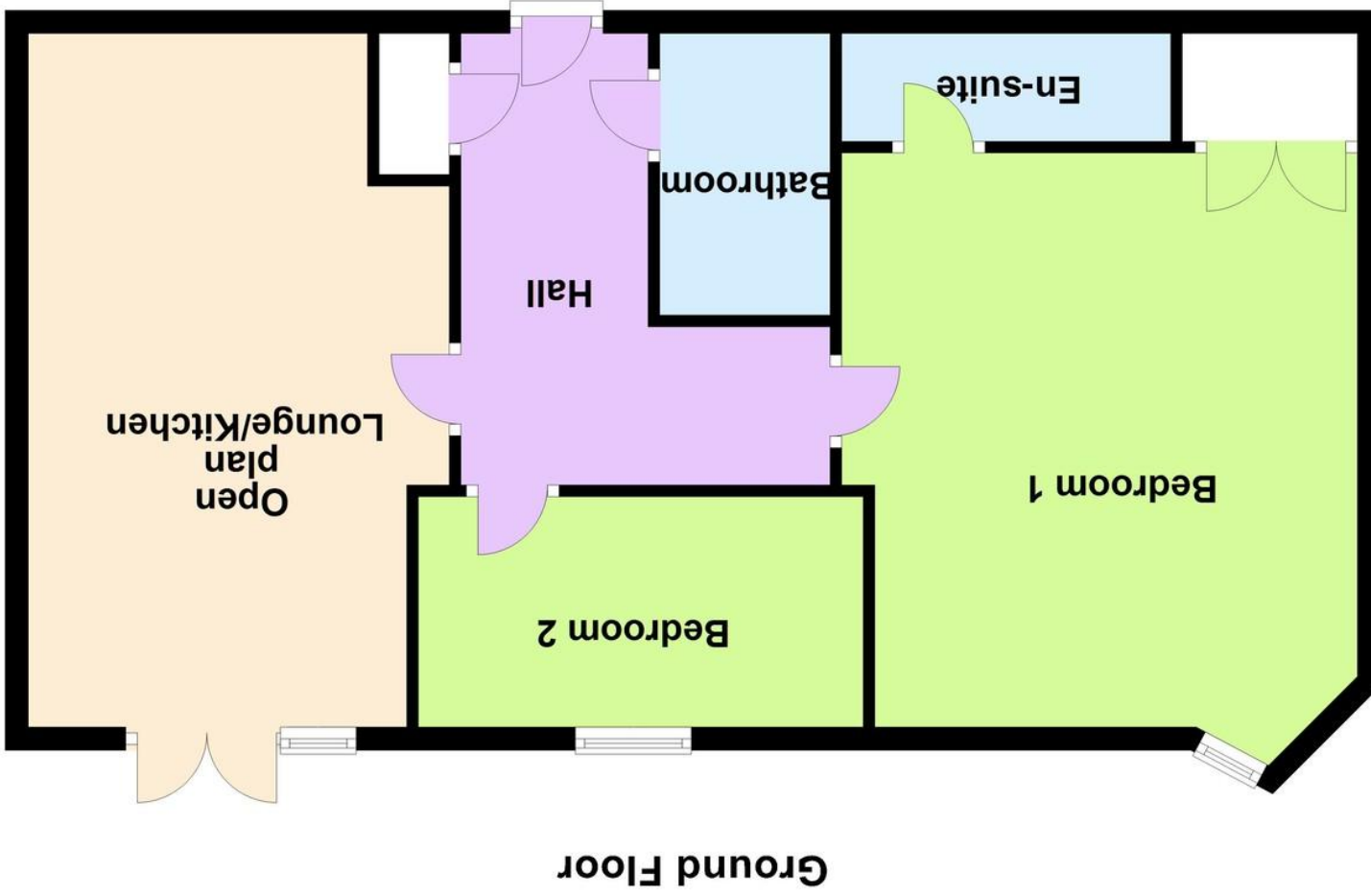


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



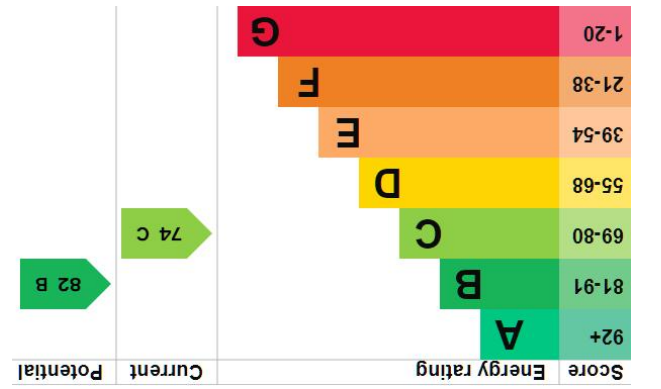
**LEGAL READY**

"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 Conveyancer.



Great Barr | 0121 241 4441



- THIRD FLOOR MODERN APARTMENT
- SECURE GATED ALLOCATED PARKING
- OPEN PLAN LOUNGE/KITCHEN
- BALCONY
- TWO BEDROOMS



Hobart Point, Churchfields Way, West Bromwich, B71 4FF

£127,000





## Property Description

Offered for sale is this third floor modern apartment in a modern development, benefiting secure entrance doors with intercom system and an elevator to all floors. The property benefits from no upward chain and is ideal for first time buyers and investors. The property comprises, open plan lounge/kitchen, two bedrooms, en-suite to master bedroom, bathroom and secure gated allocated parking.

The property is approached via gated access leading to car park and entrance door. There is a lift or staircase leading you to individual entrance door.

**ENTRANCE HALL** Having doors off to open plan lounge/kitchen, two bedrooms, bathroom, wall mounted electric heater and useful storage cupboard.

**OPEN PLAN LOUNGE/KITCHEN** 9' 6"min x 21' (2.9m x 6.4m) Having double glazed French doors to balcony with window to side, wall mounted electric heater, two ceiling light points, a range of base wall and drawer units with work surfaces over, integrated electric oven with four ring hob over, space and point for upright fridge freezer, sink unit with mixer tap and space and plumbing for washing machine.

**BEDROOM ONE** 10' x 13' (3.05m x 3.96m) Having double glazed window to rear aspect, wall mounted electric heater, ceiling light point, double doors to built in wardrobe and door to en-suite.

**EN SUITE** Having white suite comprising low flush wc, walk in shower cubicle with fitted shower, pedestal wash hand basin, tiled splash backs and ceiling light point.

**BEDROOM TWO** 9' x 9' (2.74m x 2.74m) Having double glazed window to rear aspect, wall mounted electric heater and ceiling light point.

**BATHROOM** Having white suite comprising low flush wc, pedestal wash hand basin, panelled bath, wall mounted vertical heated electric radiator and ceiling light point.

**OUTSIDE** Secure gated car park with allocated parking space, with intercom system.

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 17Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is leasehold with approximately 145 years remaining. Service Charge is currently running at £1771 per annum and is reviewed annually. The Ground Rent is currently running at £250 and is reviewed annually. 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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441