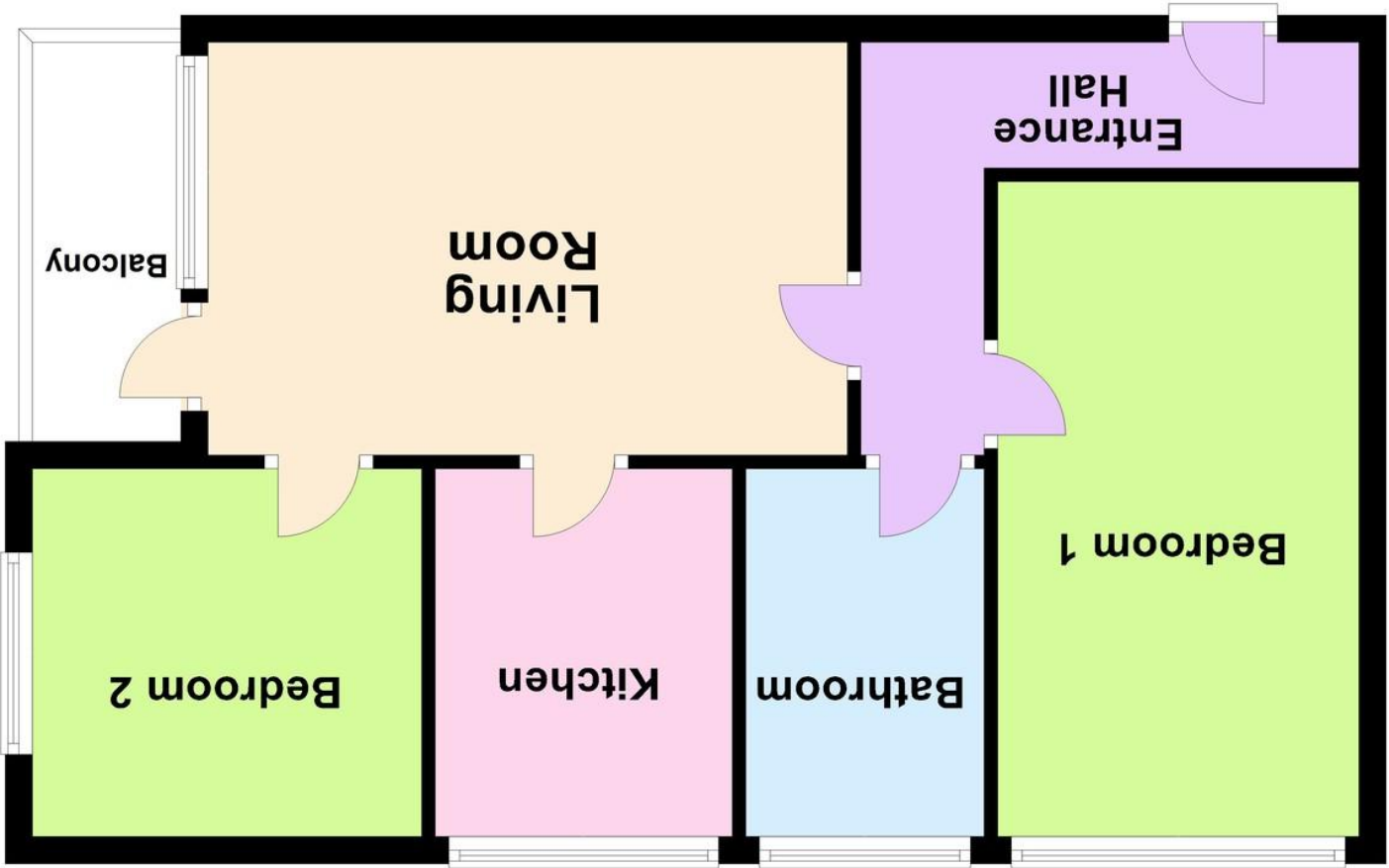
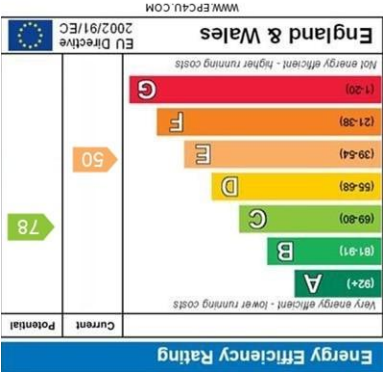


"How does this help me?"
LEGAL READY
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and 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.



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

Ground Floor

Boldmere | 0121 321 3991



- TWO BEDROOM APARTMENT
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- FITTED STORAGE
- CLOSE TO LOCAL AMENITIES
- BALCONY



Hazelmead Court, Boldmere Road, Sutton Coldfield, B73 5EY

£146,000



Property Description

This neutrally decorated flat is perfect for couples looking for a comfortable home. With 2 bedrooms, including a master bedroom with built-in wardrobes and plenty of natural light, this property offers a cozy and inviting atmosphere. The spacious reception room provides a versatile space for relaxation and entertainment. The flat features a well-appointed kitchen, ideal for preparing home-cooked meals. Situated in a convenient location, this property benefits from excellent public transport links, making it easy to explore the local area and beyond. There are also a variety of local amenities nearby, providing everything you need for day-to-day living. With its neutral decor, this flat provides a blank canvas for personalization and is ready to move into.

Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and see all that this property has to offer.

ENTRANCE HALL Providing access to all living areas.

BEDROOM ONE 14' x 8' 11" (4.27m x 2.72m) Carpeted, having double glazed window, internal wardrobes, electric storage heater, ceiling light and power points.

BATHROOM 8' 11" x 5' 9" (2.72m x 1.75m) Having vinyl flooring, low level wc, bath with overhead shower, wash basin and double glazed window.

LIVING ROOM 10' x 16' 9" (3.05m x 5.11m) Carpeted, two double glazed windows, double glazed French door to balcony, electric storage heater, two ceiling lights and power points.

KITCHEN 8' 11" x 7' 1" (2.72m x 2.16m) Vinyl flooring, double glazed window, range of wall and base units, sink, cooker, ceiling light and power points.

BEDROOM TWO 8' 11" x 9' 5" (2.72m x 2.87m) Carpeted, double glazed window, ceiling light and power points.

Council Tax Band A - 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 13 Mbps.
Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 126 years remaining. Service Charge is currently running at £1,300 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0 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.

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 321 3991