



## Property Description

### DRAFT DETAILS A WAITING VENDOR APPROVAL

Situated in a prime location with excellent public transport links, local amenities, and nearby parks, this neutrally decorated 1-bedroom flat is now available for sale. Upon entering the property, you walk through the hall and are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The bedroom boasts a double size with built-in wardrobes and ample natural light, creating a bright and inviting space to unwind after a long day. With its convenient layout and desirable location, this property is perfect for individuals looking for a comfortable home in a vibrant neighbourhood.

Don't miss the opportunity to make this flat your own and enjoy all the benefits of town centre living while being surrounded by green spaces. Contact us today to arrange a viewing and discover the potential of this charming property.

**ENTRANCE HALL** Providing access to kitchen, living room, master bedroom and bathroom.

**KITCHEN** 9' 2" x 8' 3" (2.79m x 2.51m) Having a range of wall and base units, double glazed window, cooker, electric hob, ceiling light and power points.

**LIVING ROOM** 25' 8 max" x 11' 10 max" (7.82m x 3.61m) Carpeted and having two double glazed windows, electric panel radiators, ceiling lights and power points.

**MASTER BEDROOM** 12' x 12' 10" (3.66m x 3.91m) Carpeted and having double glazed window, fitted wardrobe, electric panel radiators, ceiling light and power points.

**BATHROOM** 6' 4" x 8' 3" (1.93m x 2.51m) Tiled throughout and having walk in shower, low level w.c, wash basin, double glazed window, heated towel rail and ceiling light.

Council Tax Band B - Birmingham

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 18 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

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 128 years remaining. Service Charge is currently running at £2,208 per annum and is reviewed (to be confirmed). The Ground Rent is included in the service charge. 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

