

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



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 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.
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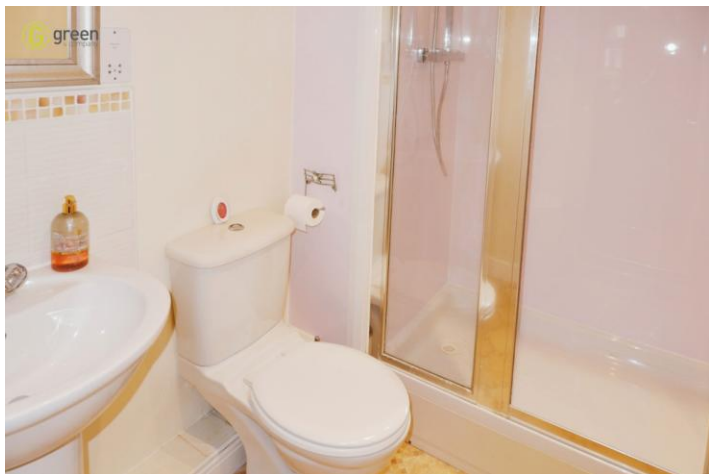
Four Oaks | 0121 323 3323



- Highly Sought After Location
- No Upward Chain
- Well Presented Throughout
- Lounge With Patio Doors
- Open Plan Kitchen
- Master With En Suite Shower Room

Grange Drive, Streetly, Sutton Coldfield, B74 3DT

Offers In Region Of
 £185,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

An opportunity to acquire this two bedroom ground floor luxury apartment with allocated parking situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Streetly Village and Mere Green shopping centres and beyond. Entered via a well maintained communal area the apartment itself is entered via a secure intercom entry system and has well maintained communal areas, internally there is a hallway which leads to an open plan living/dining and fitted kitchen, there are two great sized bedrooms the master has an en suite shower room and a there is a further family bathroom.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

COMMUNAL ENTRANCE

HALLWAY Having a useful storage cupboard, spotlights and doors to:

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE/DINER 14' 10" x 9' (4.52m x 2.74m) Having double glazed double doors, coving, spotlighting and electric heater.

KITCHEN AREA 7' 10" x 9' 5" (2.39m x 2.87m) To include a matching range of wall and base mounted units with complementing work surfaces over, integrated fridge/freezer, hob, oven, extractor and tiled flooring.

BATHROOM A matching suite to include a low level wc, pedestal wash hand basin, panelled bath, tiled walls and spotlighting.

BEDROOM ONE 17' 11" x 12' 1" (5.46m x 3.68m) Having double glazed window to front and fitted wardrobes.

EN-SUITE SHOWER ROOM A matching white suite with a pedestal wash hand basin, double shower cubicle with electric shower, spotlighting, tiled walls and electric heater.

BEDROOM TWO 13' 9" x 7' 6" (4.19m x 2.29m) Having electric heater and double glazed window to front.

Council Tax Band C Walsall 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 18Mbps. 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 110 years remaining. Service Charge is currently running at £837 per 6 months and is reviewed TBC. The Ground Rent is currently running at £100 every 6 month and is reviewed TBC. 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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