



Property Description

Green and Company are delighted to offer to the market this superb 2 double bedroom executive apartment situated within a highly sought after gated development in the centre 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 Sutton Coldfield Town Centre all of which are on the doorstep. Entered through secure wrought iron gates, there is an underground car park with an allocated space and lift to all floors. Internally there are well maintained bright and airy communal areas and a landing leading to the apartment. Internally there is a large hallway with excellent storage facilities, a spacious lounge with a balcony overlooking the town centre, a great sized kitchen diner, 2 double bedrooms the master has an en suite shower room, a further interconnecting balcony and family bathroom.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment and in brief the accommodation comprises:

ENTRANCE HALL A large entrance hallway with excellent storage facilities, coving, spotlights and doors to:

KITCHEN 8' 8" x 16' 5" (2.64m x 5m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor over, sink and drainer unit, tiled flooring, ample space for a dining table and chairs and a window to the side.

LOUNGE 13' 1" x 16' 3" (3.99m x 4.95m) Carpeted and having double glazed window, double glazed French door to balcony, ceiling lights and power points.

BEDROOM ONE 15' 10" x 11' 4" (4.83m x 3.45m) A great sized master bedroom with a deep walk in wardrobe with shelving and hanging space, double glazed window, double glazed French door to balcony and door to en suite shower room.

EN SUITE SHOWER ROOM 7' 1" x 5' 11" (2.16m x 1.8m) To include a matching suite with fully tiled corner shower cubicle, wash hand basin, low level WC and heated towel rail.

BEDROOM TWO 12' 6" x 10' 4" (3.81m x 3.15m) A further great sized double bedroom with built in wardrobes with shelving and hanging space, power points, ceiling light and a double glazed french door to the private balcony.

FAMILY BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m) A further matching white suite with panelled bath with shower over and shower screen, low level WC and wash hand basin.

OUTSIDE Undercroft parking space - number to be confirmed.

Council Tax Band E- Birmingham City Council

Utility Supply
 Electric - Mains
 Gas - N/A
 Water - Mains
 Heating - Electric heaters
 Sewerage - Mains

Flood Risk

Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

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 17 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 220 Mbps.

Networks in your area - 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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