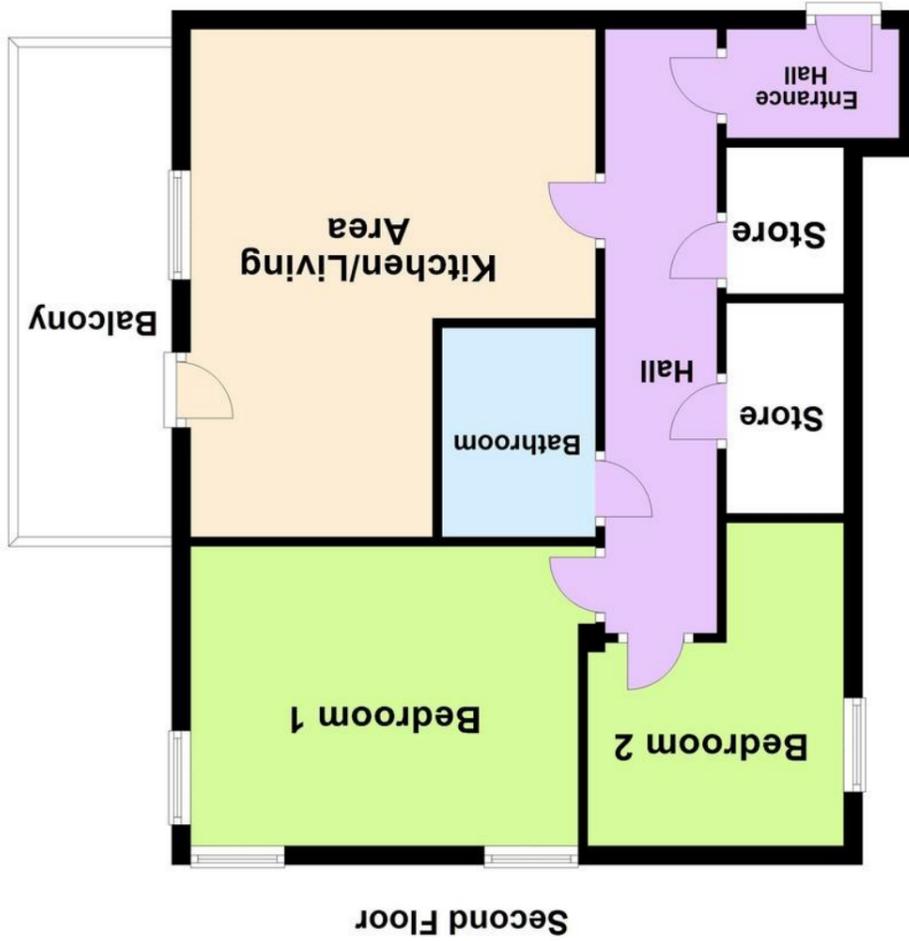
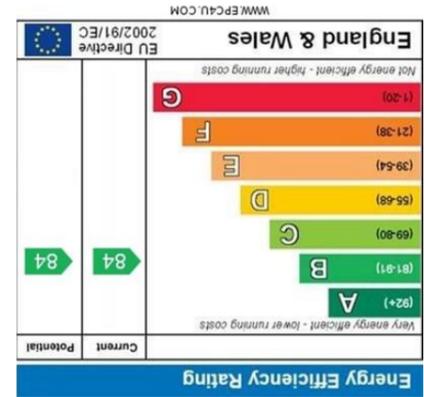


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- TWO BEDROOM SECOND FLOOR APARTMENT
- BALCONY
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- ALLOCATED PARKING SPACE

Flat , 73 Holland Road, Sutton Coldfield, B72 1RP

Offers In Region Of
£230,000



Property Description

Presenting a beautifully neutrally decorated second floor apartment, now available for sale and offered with NO ONWARD CHAIN! This property offers an inviting, peaceful environment with two bedrooms, one bathroom, a reception room, and a kitchen. It is ideally located with easy access to public transport links and local amenities, ensuring the best of convenience and tranquility for the residents. At the heart of this flat is a spacious reception room, perfect for relaxing or entertaining guests. The kitchen is well-equipped, providing all the necessary appliances for modern living. The property boasts two bedrooms, with the master bedroom being a particular highlight. This room is bathed in natural light, adding to the overall serene and inviting atmosphere of the flat. A unique feature of this property is the inclusion of parking facilities, a rare find in such a prime location. This, coupled with its prime location and appealing interiors, makes this flat an excellent choice for those looking to buy.

Experience the best of town centre living in this neutrally decorated apartment. With its generous living spaces, convenient features, and ideal location, this property is sure to delight prospective buyers looking for a home that combines modern living with a touch of tranquillity.

ENTRANCE HALL 3' 10" x 6' (1.17m x 1.83m)

HALLWAY 21' 1" x 3' 11" (6.43m x 1.19m)

KITCHEN/LIVING AREA 17' 9 max" x 14' 2 max" (5.41m x 4.32m) Kitchen Area - Having tiled flooring, a range of wall and base units, cooker, fridge/freezer, gas hob, dishwasher, ceiling light, power points and double glazed French door to balcony.

Living Area - Having laminate flooring, double glazed window, radiator, ceiling light and power points.

BEDROOM ONE 10' 4" x 14' 2 max" (3.15m x 4.32m) Carpeted and having three double glazed windows, radiator, ceiling light and power points.

BEDROOM TWO 10' 5 max" x 8' 11" (3.18m x 2.72m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 7' 3" x 5' 6" (2.21m x 1.68m) Tiled throughout and having bath with overhead shower, low level w/c, wash basin, heated towel rail and ceiling light.

STORE ROOM ONE 4' 1" x 7' 4" (1.24m x 2.24m)

STORE ROOM TWO 4' 1" x 5' 1" (1.24m x 1.55m)

BALCONY 17' 1" x 5' 8" (5.21m x 1.73m)

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-



Mobile coverage - voice and data likely 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 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 115 years remaining. Service Charge is currently running at £924 per annum and is reviewed every 6 months. The Ground Rent is currently running at £0. 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

