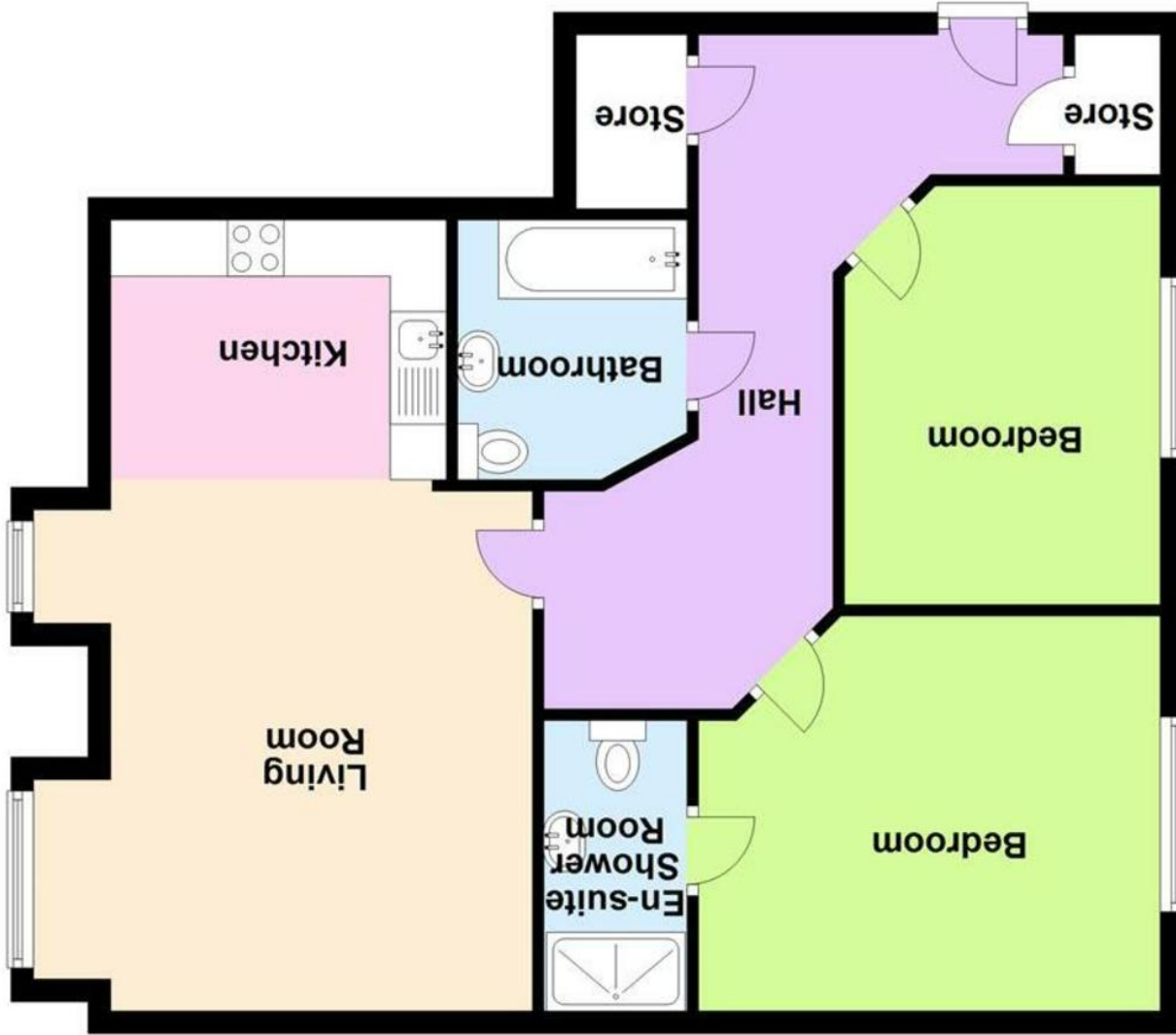
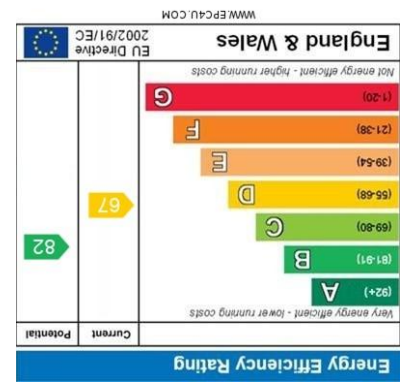


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- CASH BUYERS ONLY
- TWO BEDROOM PENTHOUSE APARTMENT
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL AMENITIES

Apartment , Epsom House, 1 Goldieslie Road,
 Sutton Coldfield, B73 5PE

Offers Over £180,000



Property Description

Presenting an exquisite two-bedroom apartment, ideally suited for small families and couples alike. This property is currently listed for sale and boasts a neutral decor throughout, providing a perfect blank canvas for buyers to make their own. The flat features a welcoming reception room, offering a comfortable space for daily living and entertaining. The modern kitchen, well-equipped and functional, is waiting to inspire culinary creativity. Two bedrooms provide ample accommodation for a small family or a couple seeking extra space. The master bedroom is a particular highlight, featuring an en-suite for added convenience and privacy. The property benefits from a private parking facility, a sought-after feature in today's market, ensuring security and convenience for vehicle owners. This flat is favourably located with excellent public transport links, offering easy access to nearby schools and local amenities, making it an ideal choice for those who value convenience and connectivity.

In conclusion, this neutrally decorated, two-bedroom flat makes for an excellent property choice for those looking for a conveniently located, well-equipped home with private parking. A viewing is highly recommended to truly appreciate the potential of this property.

LIVING ROOM 15' 2" x 12' 4" (4.62m x 3.76m) Having laminate flooring, double glazed window, electric heater, ceiling light and power points.

KITCHEN 8' 9" x 7' 7" (2.67m x 2.31m) Having laminate flooring, a range of wall and base units, cooker, induction hob, fridge, freezer, ceiling light and power points.

BEDROOM ONE 12' 3" x 9' 1" (3.73m x 2.77m) Carpeted and having double glazed window, electric heater, ceiling light, power points and door to en suite shower room.

EN SUITE SHOWER ROOM 8' 6" x 3' 10" (2.59m x 1.17m) Having tiled flooring, walk in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 12' 11" x 11' 6" (3.94m x 3.51m) Carpeted and having double glazed window, electric heater, ceiling light and power points.

BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m) Having tiled flooring, bath with over head shower, low level wc, wash basin and ceiling light.



Council Tax Band D - Birmingham

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 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Oepnreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 108 years remaining. Service Charge is currently running at £2.900 per annum and is reviewed annually with next review due February. The Ground Rent is currently running at £500 per annum and is reviewed every 25 years and is next due for review in 2036.. 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

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

