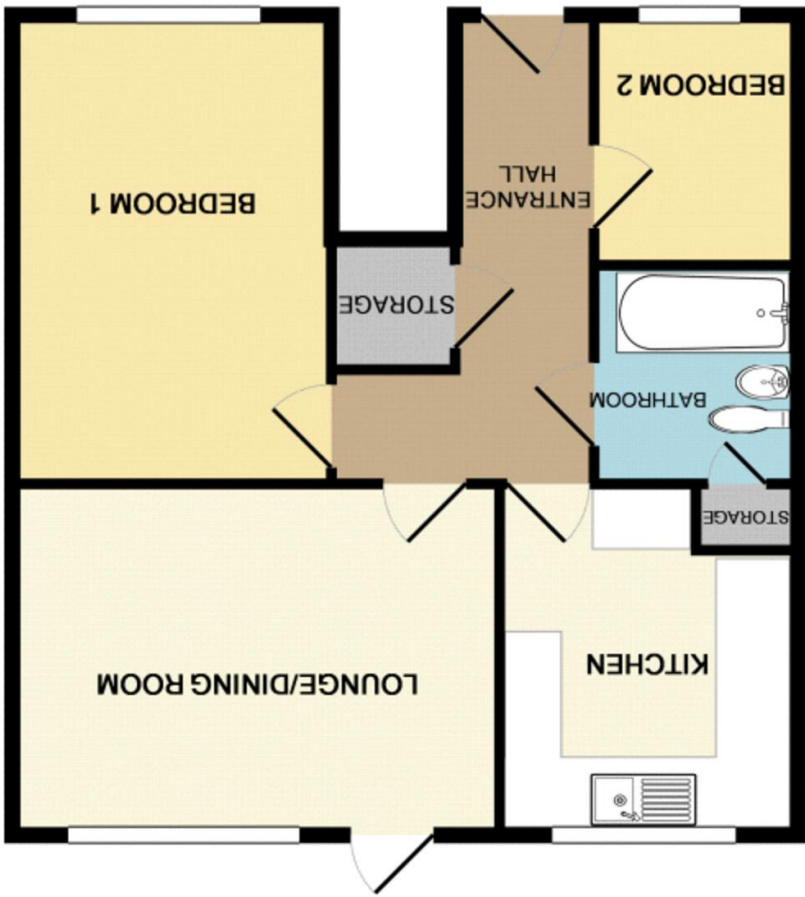
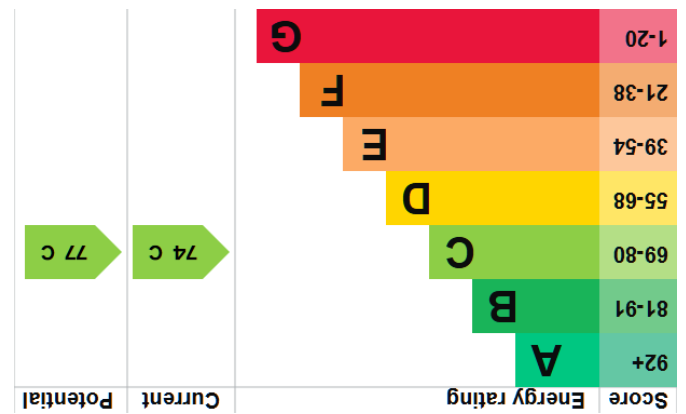


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



- 2 Bedroom Ground Floor Apartment
- Over 55's
- Secure Living With Pull Cord System
- Spacious Lounge With Patio Doors
- Private Garden

Flat 5 Byron Court, 536 Lichfield Road, Four Oaks, Sutton Coldfield, B74 4EH

Offers In Region Of £150,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Located in this popular retirement development off the Lichfield Road, this delightful ground floor maisonette offers secure and spacious accommodation with the peace of mind of having emergency pull cord systems and an on site manager (working days vary). Available to clients over the age of 55 and being ideally placed for all local amenities including excellent shopping and leisure facilities at Mere Green, Sutton Coldfield and Lichfield centres, excellent transport links by both road and rail, doctors surgery and more. Approached via a car park with visitors and residents park, beautifully maintained communal grounds, the apartment itself has a private entrance with spacious lounge with access to the rear garden, fitted kitchen, two great sized bedrooms and shower room.

In brief the accommodation comprises:

**HALLWAY** Having a radiator, storage cupboard and doors to:

**LOUNGE** 14' 10" x 10' 8" (4.52m x 3.25m) A lovely sized lounge with a radiator, window and door to the rear patio and manicured gardens and radiator.

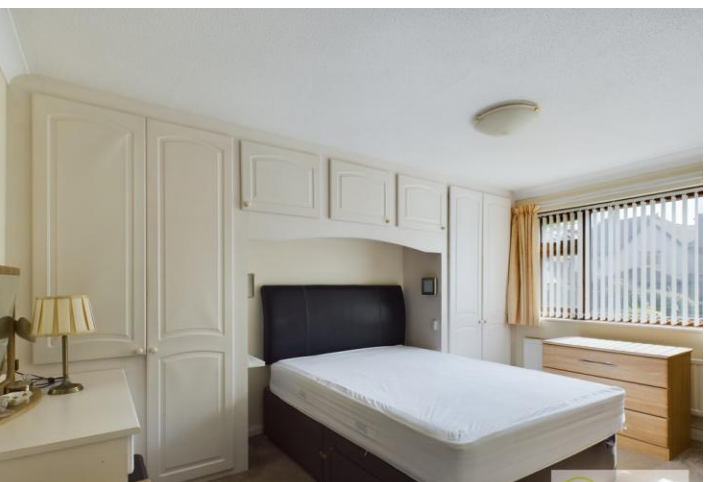
**KITCHEN** 10' 8" x 9' (3.25m x 2.74m) To include a matching range of wall and base mounted units with complementing work surfaces over a tiled splash backs, space for an oven, washing machine and fridge freezer, sink and drainer unit a window to the rear.

**BEDROOM ONE** 14' 2" x 9' 7" (4.32m x 2.92m) A spacious bedroom with a range of fitted wardrobes and storage solutions, a window to the front and radiator.

**BEDROOM TWO** 7' 7" x 6' 2" (2.31m x 1.88m) Having a window to the front and radiator.

**SHOWER ROOM** Having a double width walk in shower cubicle, wash hand basin, WC and radiator.

Council Tax Band B Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for Three, O2 Limited for EE, Vodafone and data available likely for Three, O2 Limited for EE, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 86 years remaining. Service Charge is currently running at £160 per month and is reviewed TBC. The Ground Rent is currently running at N/A 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.

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.

