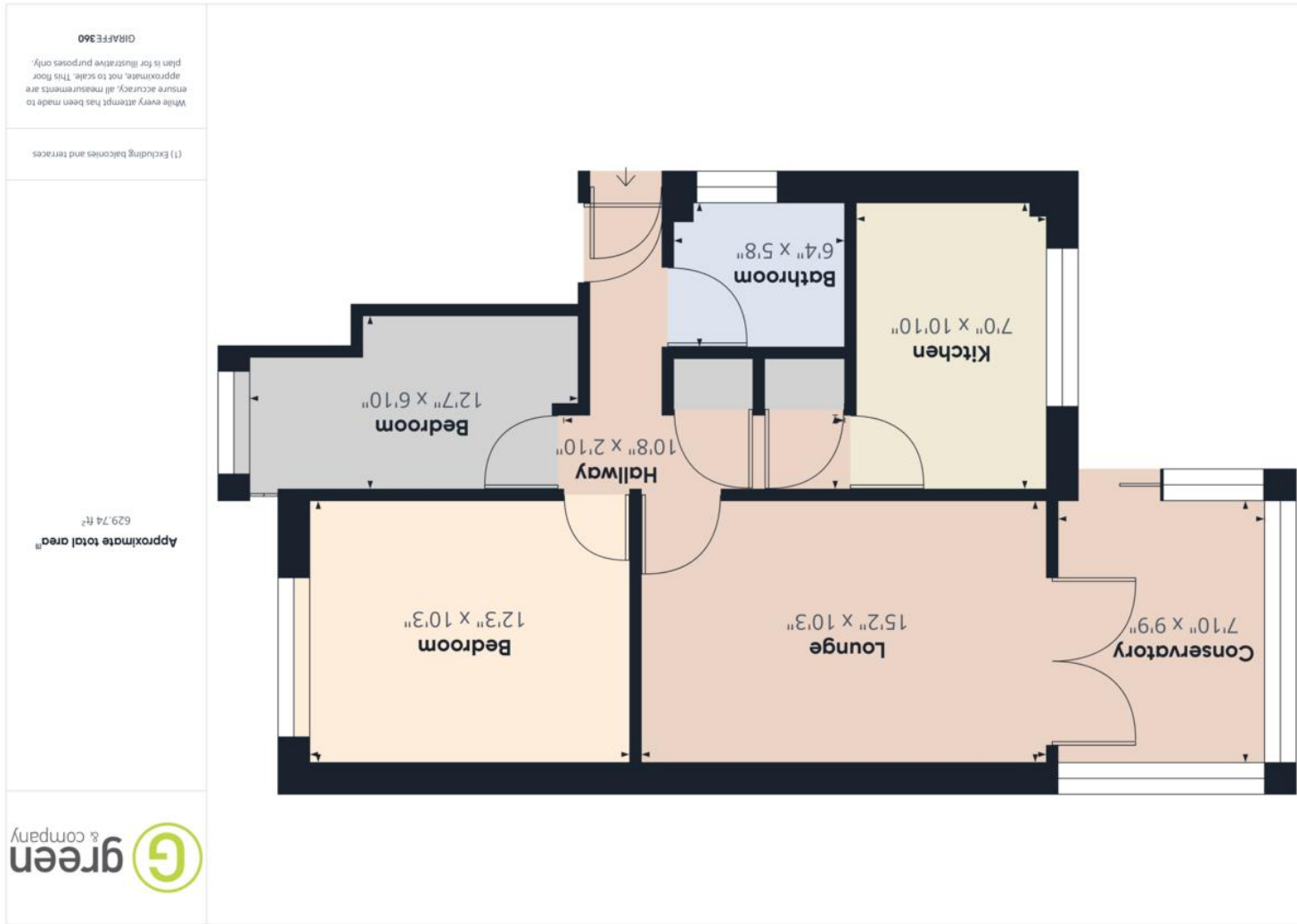
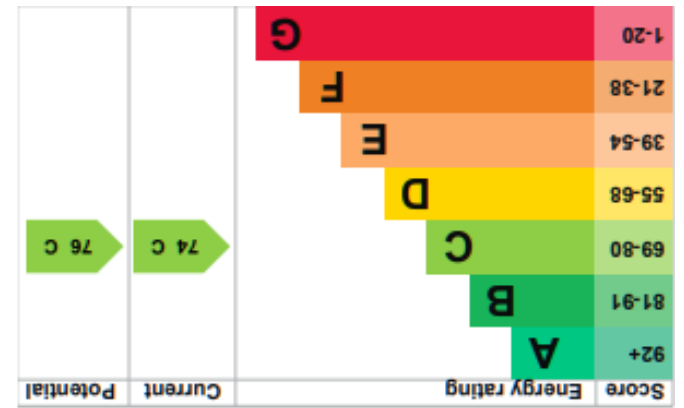


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Four Oaks | 0121 323 3323



- Modern Method Of Auction Guide £180,000
- Beautifully Presented Throughout
- Spacious Lounge
- Conservatory
- 2 Good Sized Bedrooms



Shelley Drive, Four Oaks, Sutton Coldfield, B74 4YD

Auction Guide Price
 £180,000

Property Description

For sale by Modern Method of Auction: Starting Bid Price £180,000 plus Reservation Fee.

Occupying a highly sought after and most convenient location and 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 Mere Green, Sutton Coldfield town centres and beyond. Approached via a driveway this ground floor maisonette is entered via a hallway with access to a spacious lounge and conservatory, a refitted kitchen, 2 bedrooms and a refitted family bathroom, to complete the home there is a lovely sized private garden and a garage with a remote controlled door.

The maisonette is leasehold with approx. 58 years remaining on the lease and a ground rent of £55 per annum.

HALLWAY

LOUNGE 15' 2" x 10' 3" (4.62m x 3.12m)

CONSERVATORY 7' 10" x 9' 9" (2.39m x 2.97m)

KITCHEN 7' x 10' 10" (2.13m x 3.3m)

BEDROOM 12' 3" x 10' 3" (3.73m x 3.12m)

BEDROOM 12' 7" x 6' 10" (3.84m x 2.08m)

BATHROOM 6' 4" x 5' 8" (1.93m x 1.73m)

GARAGE Unmeasured (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for O2, Limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.4Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
Networks in your area - Openreach

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.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 58 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at £55 per annum 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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