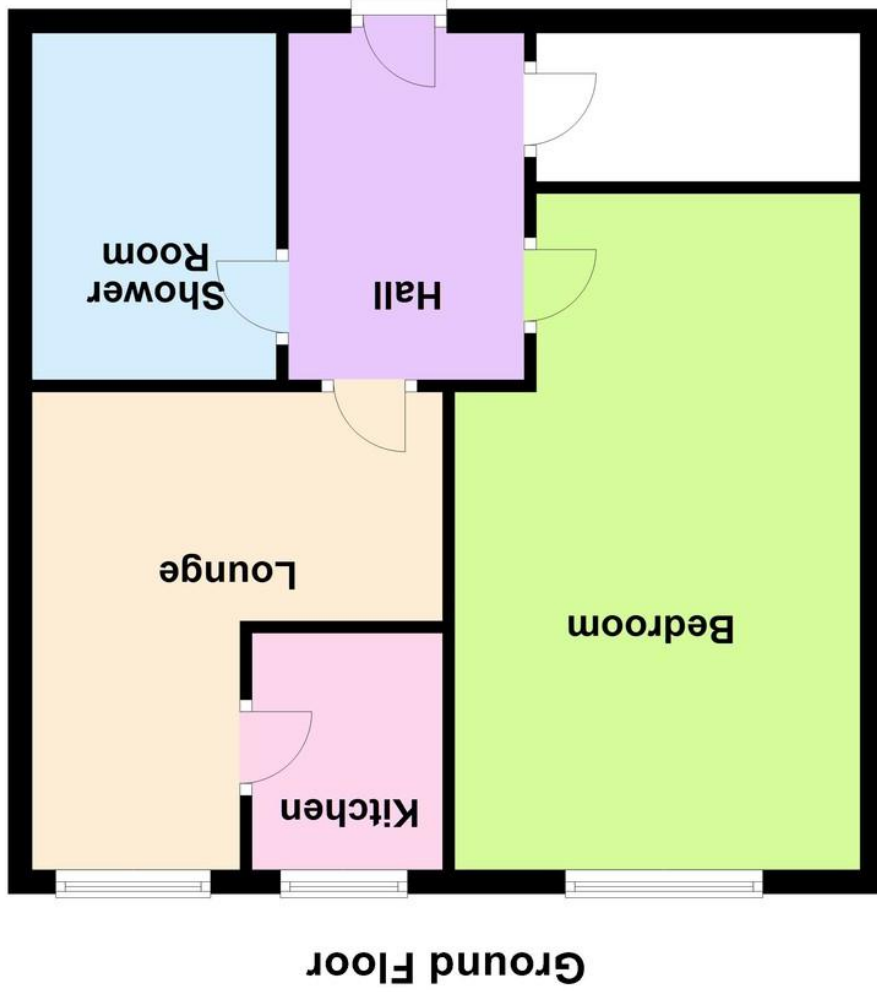
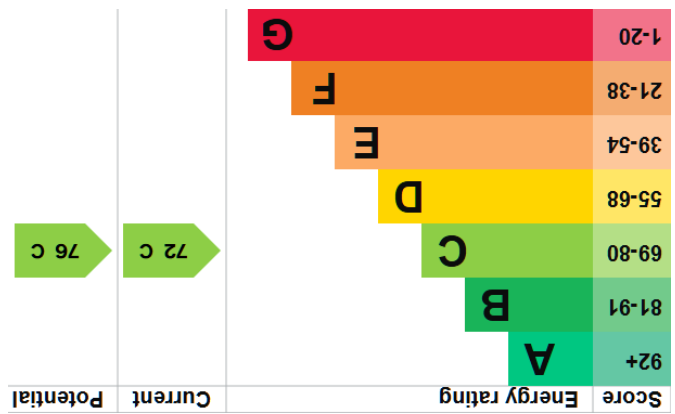


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Modern Method Of Auction Guide 80k
- Secure Living For Over 60's
- Immaculate 2nd Floor Apartment
- Lift To All Floors
- Lounge Diner

Elisabeth Court, 344 Lichfield Road, Four Oaks, Sutton Coldfield, B74 4BH

Auction Guide Price
 £80,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £80,000 plus Reservation Fee.

This first floor retirement apartment is ideally located as it is within walking distance of Mere Green centre which offers shopping, bars, restaurants, gyms, coffee shops, doctors surgeries, library, Post Office and supermarkets as well excellent transport links via road, bus services and cross city rail services into Birmingham New Street and beyond. Regular social activities are organised by the Estate Manager and residents and there are the services of a visiting House Manager and a 24 hour Careline alarm service. The second floor apartment boasts a lounge/dining area, a bright fitted kitchen, a shower room and the bedroom has a range of fitted wardrobes. The complex also offers a communal laundry, an attractive communal lounge and communal gardens. This complex has 15 flats built in 2005 and with new residents accepted from 60 years of age, an early viewing of this apartment is strongly recommended to fully appreciate the location and accommodation on offer.

The development has secure gated parking on a first come first served basis and is entered through well maintained communal areas and has a lift to all floors.

Internally the room dimensions are:

HALLWAY

STORAGE/BOILER ROOM

LOUNGE 19' 4" x 11' 2" (5.89m x 3.4m)

BEDROOM 17' 9" x 8' 10" (5.41m x 2.69m)

FITTED KITCHEN 7' 7" x 6' 3" (2.31m x 1.91m)

SHOWER ROOM

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, Limited for O2, Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 17 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
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 105 years remaining. Service Charge is currently running at £4136 per annum and is to be reviewed annually. The Ground Rent is currently running at £359 per annum and is to be reviewed 2029. 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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



green
& company

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