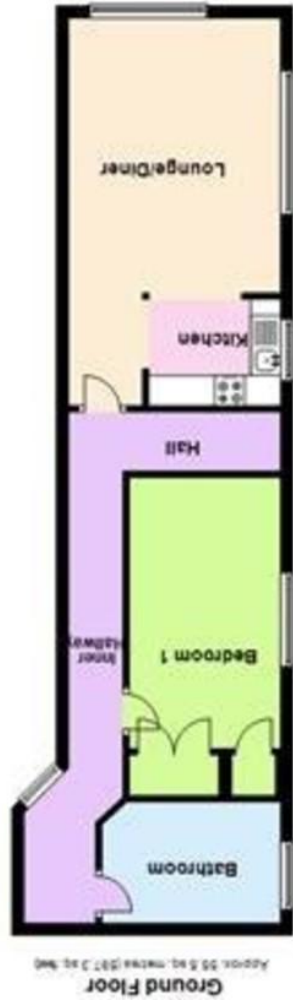


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area approx. 55.5 sq. metres (597.3 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 (The provided measurements are for information only)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		73 C

Four Oaks | 0121 323 3323



- NO UPWARD CHAIN
- LOVELY GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE
- FANTASTIC TOWN CENTRE LOCATION CLOSE TO SUTTON PARK

21 Anchorage Road, Sutton Coldfield, B74 2PJ | Offers in the region of £175,000



Property Description

What a fantastic opportunity. This town centre located ground floor apartment has the advantage of no upward chain. Being very well presented throughout the apartment benefits from double glazing, electric radiator heating, additional floor insulation to create a comfortable living experience. Featuring an open plan lounge/dining area/kitchen with views over the gardens, the accommodation includes a double bedroom and well fitted bathroom. The sales is inclusive of 1/5 share in the freehold company which owns the block and it has the advantage of a parking space to the rear and access to the mature gardens which include a drying area. Well located close to Sutton Coldfield town centre, bus and rail links and easy reach of Sutton Park the property must be viewed to be appreciated.

L-SHAPED ENTRANCE HALL With double glazed front door, further inner hallway area with double glazed window, electric radiator and dog legged feature.

BATHROOM With double glazed window, a white suite comprising; panel bath with electric shower over, low level WC, wash basin with vanity drawers under, tiled splash backs and tall heated towel rail.

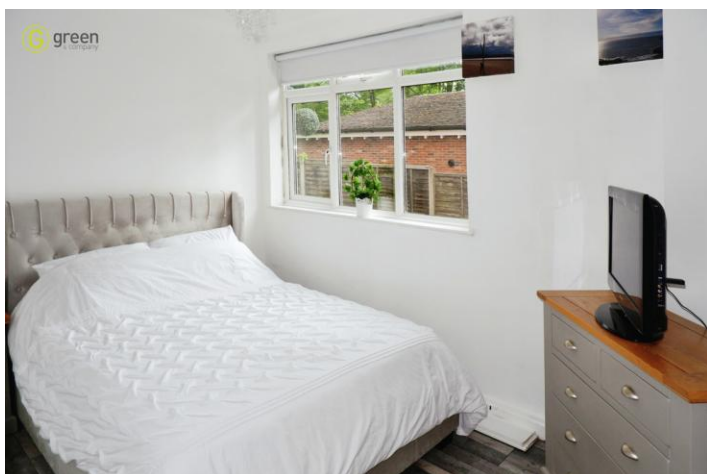
DOUBLE BEDROOM 8' 2" x 12' 2" plus wardrobes (2.49m x 3.71m) With double glazed window, electric radiator, built in double wardrobe and cupboard housing hot water tank.

SUPERB OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 11' 7" x 21' 4" max (3.53m x 6.5m) With double glazed windows to two aspects, electric radiator, sink unit with mixer tap, induction hob, oven, extractor, pull out larder drawer, fridge freezer, plumbing for washing machine and wall cupboards.

OUTSIDE To the rear is an allocated parking bay number 2 together with a visitor parking area and giving way to:- mature communal gardens including drying area, established lawns, trees and shrubs and rear boundary wall.

Council Tax Band A 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, limited for EE, O2.
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. 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 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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 approx. 78 years remaining but the owners own a 1/5 of the freehold which is transferred with the sale. Service Charge is currently running at £1400 per annum and is reviewed TBC. The Ground Rent is currently running at N/A and is reviewed N/A. 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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