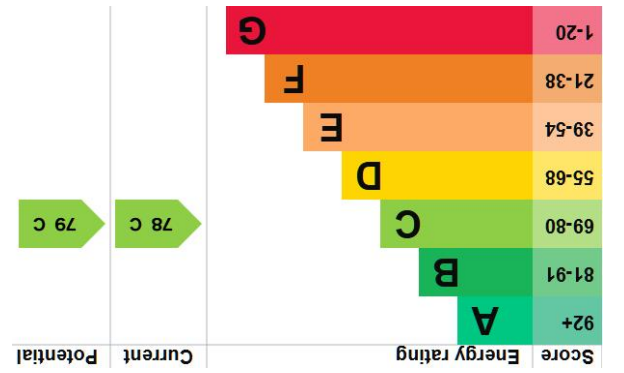


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SECOND FLOOR FLAT
- SPACIOUS LOUNGE
- ALLOCATED PARKING SPOT IN GATED CAR PARK
- SPACIOUS BEDROOMS
- LEASEHOLD

Sundridge Court, 785 Queslett Road, Birmingham, B43 7DS

Offers Over £160,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Introducing a remarkable opportunity to acquire a beautifully presented two bedroom flat, currently listed for sale. This top-floor property boasts a highly desirable location, surrounded by excellent public transport links, reputable schools, and a range of local amenities, catering to all your lifestyle needs.

The property is thoughtfully designed, with an allocation of two spacious double bedrooms that invite an abundance of natural light, creating a warm and welcoming environment. Notably, one of the bedrooms benefits from ample light exposure, enhancing the overall ambience and providing a comforting retreat after a long day.

The property features one large bathroom, with a free-standing bath. It's a perfect place to unwind and relax, enhancing the overall living experience.

The kitchen, fitted with sleek granite countertops and a built-in dishwasher, blends functionality with style, creating an ideal space for culinary enthusiasts. Whether it's preparing a simple breakfast or hosting a dinner party, this kitchen caters to all your culinary needs.

The heart of the home is the open-plan reception room, complemented by large windows that flood the room with natural light and provide a magnificent view of the garden. This space is perfect for entertaining or simply spending a quiet evening with loved ones.

One of the unique features of this property is the allocated space in the car park, adding an extra layer of convenience to your daily routine. Given its features and location, this property is ideally suited for families and couples seeking a blend of comfort, convenience and modern living.

Don't miss out on this exceptional property that promises a unique and comfortable living experience.

HALL Having two ceiling light points, radiator, storage cupboard housing boiler and electric fuse box.

LOUNGE 16' 6" x 10' 6" (5.03m x 3.2m) Having two ceiling light points, radiator, patio doors and door through to:-

KITCHEN 10' 2" x 7' 4" MAX (3.1m x 2.24m) Having lino flooring, wall and base units, electric oven, gas hob, extractor fan, built in dishwasher, sink, tiled splash backs, space for fridge.

BEDROOM ONE 17' 6" x 9' 4" (5.33m x 2.84m) Having two ceiling light points, radiator and window to rear.

BEDROOM TWO 12' 6" x 7' 0" (3.81m x 2.13m) Having ceiling light point, radiator and window to rear.

BATHROOM 9' 2" x 6' 4" (2.79m x 1.93m) Having laminate flooring, WC, sink, bath with shower over and tiled splash backs, spot lights, extractor fan and radiator.

106 years lease
service charge 1600 per annum
ground rent 200 per annum

OUTSIDE Having communal garden, allocated parking and visitor parking.



Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 7Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
Networks in your area - Virgin Media, 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 120 years remaining. Service Charge is currently running at £1600 per annum and is reviewed TBC. The Ground Rent is currently running at £200 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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