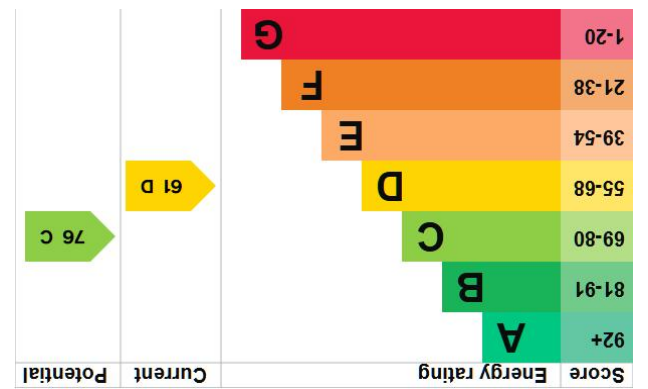


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Plan produced using PlanUp.
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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



- Highly Sought After Town Centre Location
- 2 Bedroom Second Floor Apartment
- Spacious Lounge
- 2 Good Sized Bedrooms
- Refitted Kitchen

Farnborough Court, Mere Green Road,
 Four Oaks, Sutton Coldfield, B75 5DL

Offers In Region Of
 £225,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

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. Entered via a secure intercom entry system the development is entered via well maintained communal areas with a staircase to the second floor, internally there is a hallway with access to a spacious lounge with Juliette balcony, a refitted kitchen, two great sized bedrooms and stylish shower room, outside there are communal gardens and a garage.

Apartments within this development are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a secure intercom entry system, storage cupboard, spotlights and doors to:

LOUNGE 17' 7" x 12' 9" (5.36m x 3.89m) A spacious lounge with a full height picture window with Juliette balcony to the front, a further full height side window allows natural light, spotlights, coving and a door to:

FITTED KITCHEN 11' 3" x 7' 3" (3.43m x 2.21m) To include a stylish range of high gloss wall and base mounted units with complementing work surfaces over, built in oven and hob with extractor fan over, built in dish washer, sink and drainer unit, space and plumbing for white goods and a front facing window.

BEDROOM ONE 11' 6" x 9' 5" (3.51m x 2.87m) Having a window to the rear and spot lights.

BEDROOM TWO 8' x 10' 6" (2.44m x 3.2m) Having a window to the rear and spot lights.

SHOWER ROOM A stylish suite with a double width walk in shower cubicle, wash hand basin with vanity storage beneath and WC and side facing window.

GARAGE Unmeasured. Number 19. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available likely for Vodafone, limited for EE, Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
Networks in your area - Openreach, Virgin Media

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.

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 approximately 950 years remaining. Service Charge is currently running at £1450 and is reviewed annually. 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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