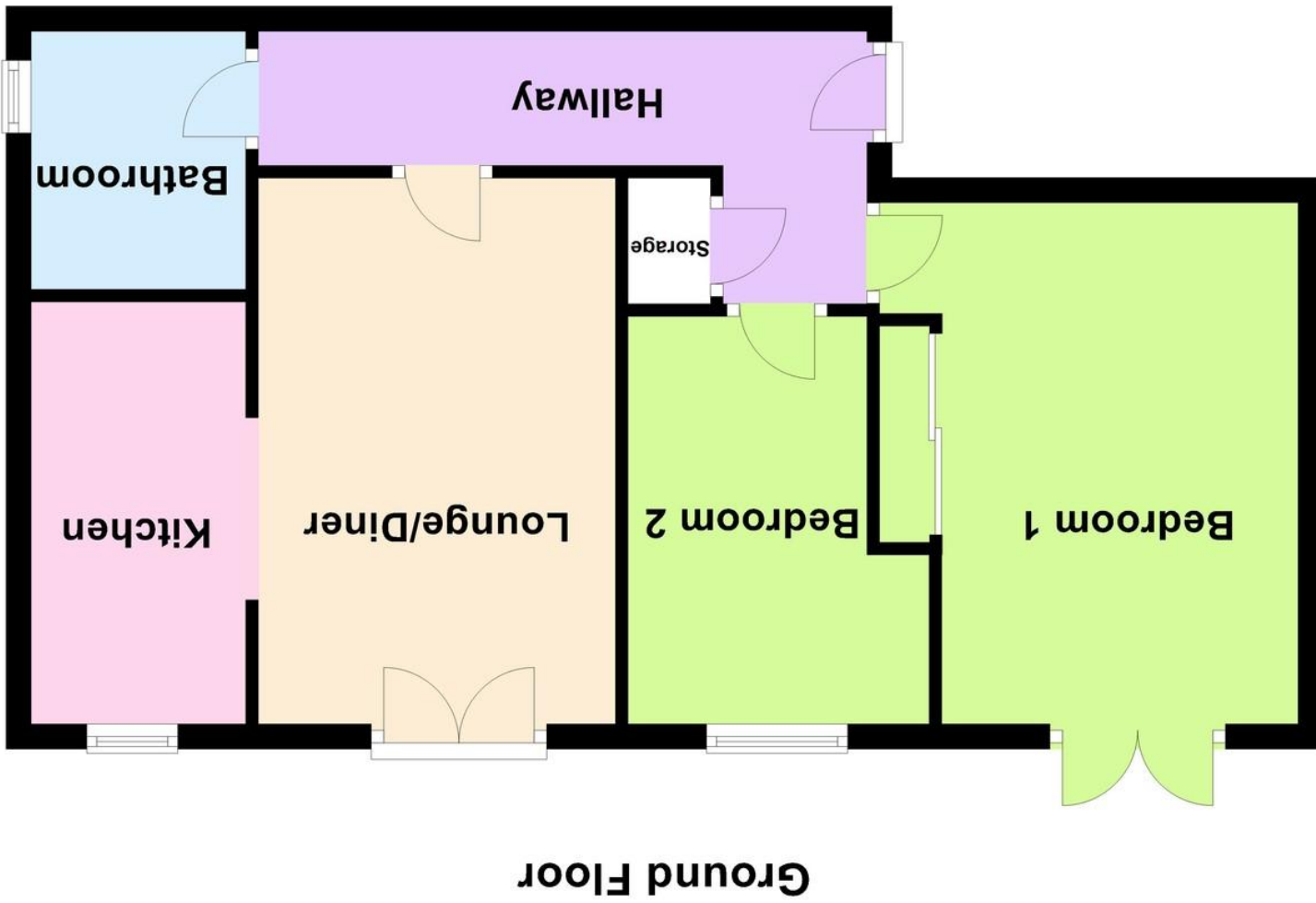


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

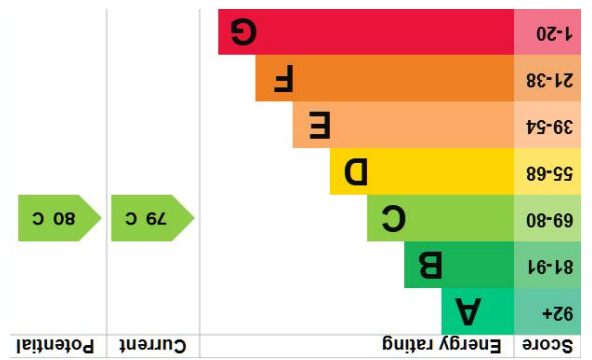


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



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- INVESTMENT PROPERTY
- TENANTS IN SITU
- WELL PRESENTED
- GROUND FLOOR
- PARKING SPACE
- POPULAR DEVELOPMENT



Sandringham Court, Walsall Road, Great Barr, Birmingham, B42 1TF

Asking Price Of £135,000



Property Description

Sandringham Court is a two bedroom ground floor flat situated on the Walsall Road, the property is an ideal investment property, closely located to local amenities and with excellent transport links to the motorway and into Birmingham City Centre. Being sold with tenants in situ with a current rental monthly payment of £900.

Approach the property via gated driveway with allocated parking space and door into:-

COMMUNAL HALLWAY Leading to the front door of the property.

HALLWAY Having storage cupboard and radiator.

LOUNGE/DINER 9' 3" x 17' 11" (2.82m x 5.46m) Having double glazed doors to rear, radiator and opening through to:-

KITCHEN 5' 7" x 11' (1.7m x 3.35m) Having double glazed window to rear, wall and base units with roll top work surfaces, integral oven, hob and extractor, one and half bowl sink drainer with mixer tap over, tiled splash backs and space for fridge freezer and washing machine.

BATHROOM 6' 9" x 5' 7" (2.06m x 1.7m) Having double glazed window to side, panel bath with shower over, pedestal wash hand basin, low level WC, tiled splash backs and radiator.

BEDROOM ONE 12' x 8' 7" (3.66m x 2.62m) min to wardrobes Having built in wardrobes with mirrored sliding doors, double glazed door to rear leading out to lawn area and radiator.

BEDROOM TWO 8' 5" max x 10' 7" (2.57m x 3.23m) Having double glazed window to side and radiator.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for Three, Vodafone, limited for EE, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 159 Mbps. Highest available upload speed 21Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.
 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 979 years remaining. Service Charge is currently running at £1250 and is reviewed TBC. The Ground Rent is currently running at £116 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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