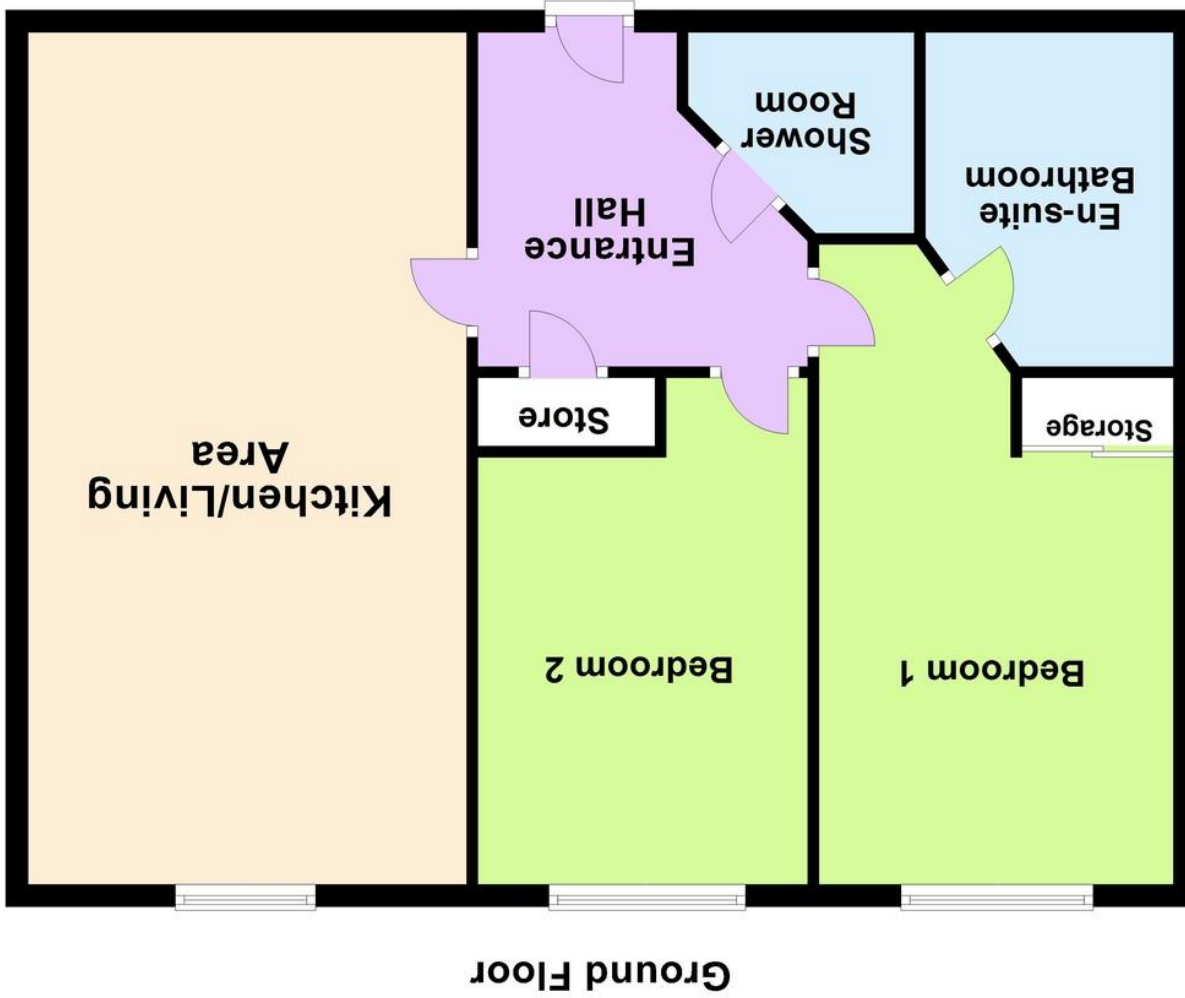
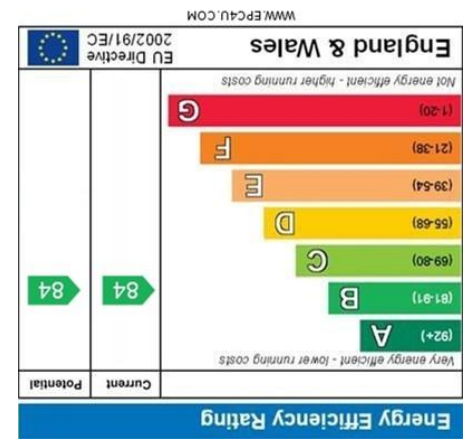


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



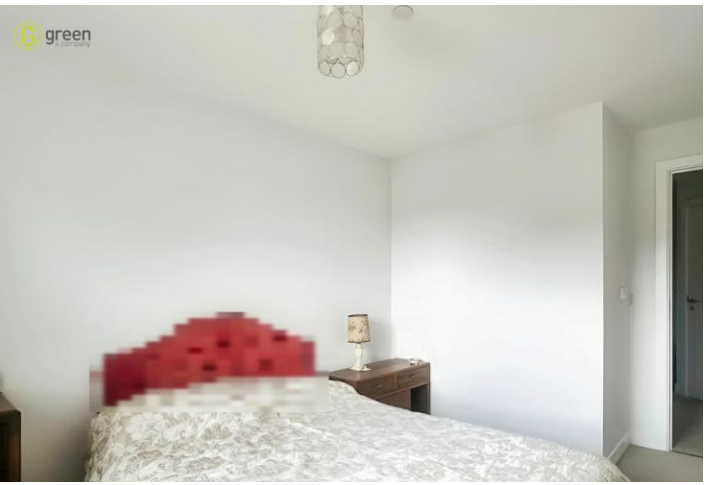
Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER OVER 60S APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM

Apartment , St. Michaels Road, Sutton Coldfield, B73 5FU

£325,000



Property Description

An impressive 2 double bedroom second floor retirement apartment located in the recently built Boldmere Place by MACC Retirement. An excellent development for the Over 60's with on site Concierge, Bistro, Cinema, Gym and guest bedroom suite. A luxury complex with video security entry system, impressive reception hall opening into the private accommodation. Having private hallway, open plan Lounge Kitchen Diner, master bedroom with built in wardrobes and en-suite with free standing bath and walk in shower, a spacious second bedroom, guest shower room and double glazing. This property also offers underground parking with one allocated space. Offered with no upward chain.

The apartment has a zonal underfloor heating system controlled by individual thermostats in each room.

ENTRANCE HALL Providing access to all living areas.

OPEN PLAN KITCHEN/LIVING ROOM 25' x 12' 11" (7.62m x 3.94m) Kitchen Area - Having a range of wall and base units, fridge, freezer, washer/dryer, dishwasher, oven/grill, induction hob, built-in microwave, sink with mixer tap and ceiling spot lights.

Living Area - Having double glazed window, ceiling light and power points.

BEDROOM ONE 18' 9 max" x 10' 5" (5.72m x 3.18m) Carpeted and having fitted wardrobes, double glazed window, ceiling light and power points.

EN SUITE TO MASTER BEDROOM 9' 7" x 7' 1 max" (2.92m x 2.16m) Tiled throughout and having walk in shower, bath, low level wc, wash basin, heated towel rail and ceiling light.

BEDROOM TWO 14' 8 max" x 9' 9" (4.47m x 2.97m) Carpeted and having double glazed window, ceiling light and power points.

SHOWER ROOM 5' 8" x 6' 8 max" (1.73m x 2.03m) Tiled throughout and having walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

ON SITE FACILITIES Having courtyard communal areas providing outdoor seating and having access to the on-site Concierge, Guest Bedroom Suite, Bistro and Library, Gym, Cinema Room, Lounge/Bar area and on-site hairdressing salon.

All floors are accessible via lift and stairs.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice likely available for EE, O2 and Vodafone, limited for Three and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 63 Mbps. Highest available upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
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.

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 246 years remaining. Service Charge is currently running at £2600 and is reviewed (To be confirmed). The Ground Rent is currently running at £250 and is reviewed (To be confirmed). 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 PDF format.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991