

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

Total area: approx. 46.3 sq. metres (497.9 sq. feet)
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 Plan produced using PlanUp



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	69

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Castle Bromwich | 0121 241 1100



- IDEAL INVESTMENT OPPORTUNITY
- FIRST FLOOR APARTMENT
- WELL PRESENTED
- LOUNGE WITH BAY
- BATHROOM
- REAR GARDEN

Braymoor Road, Tile Cross, Birmingham, B33 0LR

£110,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

Fabulous opportunity to acquire this one bedroom first floor apartment offering comfortable living and also benefits from a rear garden. If you are a first time buyer or investor looking for the next property. Offering lounge with bay window, bedroom overlooking rear, kitchen and bathroom, also benefitting from its own private door. If this property is for you call Green and Company now to arrange your viewing.

Accessed via private front door and stairs leading to landing with doors to lounge, bedroom, kitchen, bathroom and store cupboard.

LOUNGE 14' 6" into bay x 11' 10" (4.42m x 3.61m) With bay window to front, radiator, store cupboard.

KITCHEN 9' 3" max 6' 7" min x 8' 7" 5" min (2.82m x 2.62m) Benefitting from vinyl flooring, wood effect units, electric hob, oven, window to rear with blinds, radiator, three way spotlight, splash back tiling.

BEDROOM 11' 10" x 9' 11" (3.61m x 3.02m) With window to rear, radiator and built-in wardrobe.

BATHROOM Having radiator, vinyl flooring, window to side, blinds, half wood panelling, tied around bath, sink, wc and bath.

OUTSIDE Garden to rear of property.

Council Tax Band

Predicted mobile phone coverage and broadband services at the property :

Mobile coverage - voice likely available for O2 and Vodafone, limited for EE and Three and limited data available for EE, 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 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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 104 years remaining. Service Charge is currently running at £222.62 per annum and is reviewed annually. The Ground Rent is currently running at £10 per annum 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100