

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



**LEGAL READY**

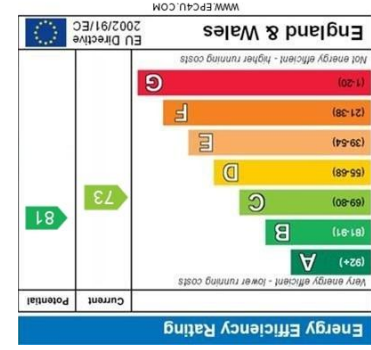
"How does this help me?"

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 Conveyer.



Boldmere | 0121 321 3991



- A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- SITUATED IN AN ATTRACTIVE GRADE II LISTED BUILDING OF HIGHCROFT HALL
- SPACIOUS LOUNGE DINING ROOM
- FITTED KITCHEN

Highcroft Hall, Highcroft Road, Erdington, Birmingham, B23 6GS

£125,000





## Property Description

A FIRST FLOOR TWO BEDROOM APARTMENT SITUATED IN A GRADE II LISTED BUILDING - Green & Company are delighted to bring to market this first floor apartment situated in the attractive Grade II listed building of Highcroft Hall. The property is packed with an abundance of charm and character, from the spacious and welcoming communal areas, to the quirkiness of the apartment itself. In brief, the property comprises entrance hall, open plan lounge/dining room and kitchen, bathroom, ground floor bedroom and a first floor mezzanine bedroom. The property also benefits by having one allocated parking space.

**WELCOMING RECEPTION HALLWAY** Being approached via a reception door with security entry telephone system, useful built-in storage cupboard, stairs off to mezzanine and doors off to all rooms, wall mounted electric storage heater, airing cupboard housing hot water cylinder.

**OPEN PLAN LOUNGE DINING ROOM** 23' 2" max 4' 8" min x 16' 6" max 9' 7" min (7.06m x 5.03m) Having three single glazed windows to front elevation, two storage heaters.

**KITCHEN** 10' x 6' 9" (3.05m x 2.06m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, integrated fridge/freezer, fitted hob with extractor hood over, built-in oven beneath, integrated washing machine, wall mounted electric heater and extractor and window to front elevation.

**BEDROOM** 11' 3" x 9' 11" (3.43m x 3.02m) Having window to front, wall mounted electric heater.

**BATHROOM** Having a white suite comprising panelled bath with mixer tap with shower over, pedestal wash hand basin, low flush w/c, part tiling to walls, extractor, wall mounted electric heater.

**MEZZANINE LANDING** Having useful built-in storage cupboard and door through to:-

**MEZZANINE BEDROOM** Having wall mounted electric heater, balcony overlooking living room.

**COMMUNAL AREAS** The apartment is set in a beautiful grade II listed building of Highcroft Hall and is approached via an attractive communal hallway with security entry intercom with stairs off to first floor accommodation. Outside the apartment is set in well kept communal grounds with secure gated parking and an allocated parking bay.

Council Tax Band D - Birmingham City Council

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 15 Mbps. Highest available upload speed 1 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 980 years remaining. Service Charge is currently running at £3,880.69 per annum and is reviewed on an annual basis. The Ground Rent is currently running at £75 per half year and is reviewed on an annual basis. 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 321 3991