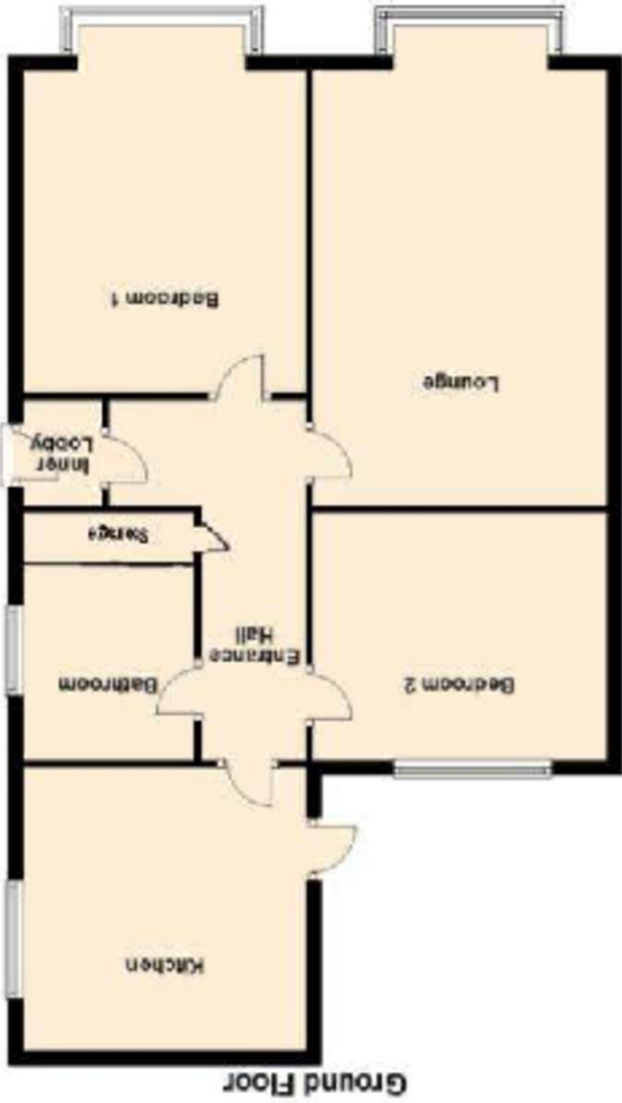


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales	
EU Directive 2002/91/EC	
www.epc.eu.com	
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	78

Four Oaks | 0121 323 3323



- Superb Location Within Four Oaks
- A Beautiful 2 Bedroom Ground Floor Apartment
- Many Original Features
- Spacious Lounge With Log Burner
- Stylish Kitchen Diner

Lichfield Road, Four Oaks, Sutton Coldfield, B74 2XA

Offers In Excess Of
£260,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are delighted to offer to the market this characterful ground floor conversion apartment which has recently been extensively renovated to provide accommodation which has retained many original architectural features combined with the conveniences of modern day living. The apartment forms part of a handsome Edwardian home within this much respected residential area of similarly traditional homes, convenient for Mere Green Shopping Centre and Four Oaks Station.

This superb property has high ceilings and offers a spacious two double bedroom design together with a marvellous lounge, refitted breakfast kitchen and refitted bathroom. The property is gas centrally heated and has UPVC double glazing (both where specified).

Unlike many other apartments, this particularly property has the unusual benefit of its own courtyard garden with ample room for patio furniture.

In more detail the property comprises:

MAIN ENTRANCE DOOR To the side of the property leading into:

COMMUNAL ENTRANCE HALL With feature tiled flooring, dado rail, corniced ceiling, ceiling light point and private entrance door to 185a.

RECEPTION HALL Providing a central point of access to all rooms within the property, original feature tiled flooring, ceiling light point.

STYLISH AND SPACIOUS LOUNGE 18' 8" into bay x 12' max (5.69m x 3.66m) Having UPVC double glazed leaded light bay window to front elevation, feature fireplace with recess housing cast iron log burner, high level corniced ceiling and ceiling light point.

ATTRACTIVE REFITTED BREAKFAST KITCHEN 11' 10" x 10' 10" (3.61m x 3.3m) Having UPVC double glazed window to side elevation and UPVC double glazed door to rear leading to patio garden. Range of wall and base units with light wooden worktops, stainless steel sink and drainer, gas hob and cooker with extractor over, tiled walls, built in fridge/freezer and washing machine, radiator, tile effect flooring and Logic combination boiler.

BEDROOM ONE 14' 2" into bay x 12' (4.32m x 3.66m) A good sized double bedroom with UPVC double glazed leaded light bay window to front, radiator, high level corniced ceiling, ceiling rose and light point.

BEDROOM TWO 11' 10" x 10' 4" (3.61m x 3.15m) A further double bedroom with UPVC double glazed window overlooking patio garden at rear and ceiling light point.

BATHROOM With UPVC double glazed obscure window to side, white suite comprising panelled bath with electric shower unit above, pedestal wash hand basin, low level wc, part tiled walls, radiator, chrome heated towel rail and ceiling spotlights.

OUTSIDE

GARDEN The property benefits from a delightful patio rear garden with ample space for a table and chairs.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for Vodafone, limited for EE, Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 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 although both apartment own the Freehold to the building with approximately 90 years remaining but are currently in the process of extending the lease to a period of 999 years. There is no service charge or ground rent charge on this apartment. 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?

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