

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



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 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.epc4u.com	
Not energy efficient - higher running costs	(1-20)
G	(21-25)
F	(26-29)
E	(30-34)
D	(35-39)
C	(40-44)
B	(45-49)
A	(50-54)
Very energy efficient - lower running costs	(55-100)
Current	85
Potential	85

Four Oaks | 0121 323 3323



- An Exceptional 3 Bedroom First Floor Apartment
- Occupying The Entire First Floor
- 2 Parking Spaces & Garage
- Lounge Diner
- Kitchen Diner & Utility Room



Wellwood, 379 Lichfield Road, Four Oaks, Sutton Coldfield, B74 4DH

Offers In Region Of £450,000



Property Description

*** DRAFT DETAILS AWAITING VENDOR APPROVAL ***

A very rare opportunity to acquire a three double bedroom first floor luxury apartment which occupies the entire first floor of the development. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Entered via a secure intercom entry system there are well maintained communal areas with lift access to the first floor, internally there is a large hallway and an interconnecting lockable door to separate the living areas and bedrooms, there is a spacious lounge and dining area, a kitchen diner, utility room and guest WC, three generous bedrooms the master has an en suite bathroom, there is a further family bathroom and to complete the apartment there is a garage and two allocated parking spaces.

Apartments such as this are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:-

ENTRANCE HALLWAY An impressive hallway with a lockable interconnecting door separating the living and bedroom area, two radiators, a telephone intercom entry system, a picture window in to the kitchen diner and doors to:

GUEST WC To include a matching white suite with a low level WC, suspended wash hand basin and heated towel rail.

FORMAL LOUNGE 18' 9" max 14' 1" min x 18' 6" max x 11' 7" min (5.72m max x 4.29m min x 5.64m max x 3.53m min)
A spacious lounge and dining area with a feature fireplace as the focal point, 2 front facing windows and a rear dining/sitting/reading area and two radiators.

FITTED KITCHEN DINER 13' 7" max x 12' max x 8' 8" min (4.14m max x 3.66m max x 2.64m min) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over with tiled splash backs and under cupboard lighting, integrated induction hob with extractor fan over, integrated oven and microwave oven, integrated cold cabinet and dishwasher, double sink with waste disposal unit, seating area, a picture window in to the lounge and a further window to the rear, radiator.

UTILITY ROOM 12' 1" max x 4' 3" (3.68m x 1.3m) A further range of matching wall and base mounted units with tiled splashbacks, radiator and plumbing and space for white goods.

A further hallway leads to the bedrooms.

BEDROOM ONE 13' 10" x 13' 3" (4.22m x 4.04m) plus 6' 3" x 4' 2" (1.91m x 1.27m)
A large master suite with a range of fitted wardrobes with shelving, hanging and storage space, two rear facing windows, radiator, fitted airing cupboard and a door to the en suite bathroom.

EN SUITE BATHROOM A luxury bathroom which includes a matching suite with a bath with shower attachment, dual suspended wash hand basins, low level WC and heated towel rail.

BEDROOM TWO 13' 8" x 11' 8" (4.17m x 3.56m) A further double bedroom with a window to the rear, radiator and fitted wardrobes.

BEDROOM THREE 13' 8" x 8' 9" (4.17m x 2.67m) Having a side Velux window and radiator.

FAMILY BATHROOM A further luxury bathroom with a white suite with a bath and separate shower cubicle, suspended wash hand basin and low level WC and heated towel rail.

OUTSIDE To the rear of the block there are well maintained grounds with access to the garage and two allocated parking spaces both marked 18.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, limited for O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone



Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps.
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 with approximately 110 years remaining. Service Charge is currently running at £2000 per 6 months and is reviewed 2031. The Ground Rent is currently running at £150 per 6 months and is reviewed 2031. 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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