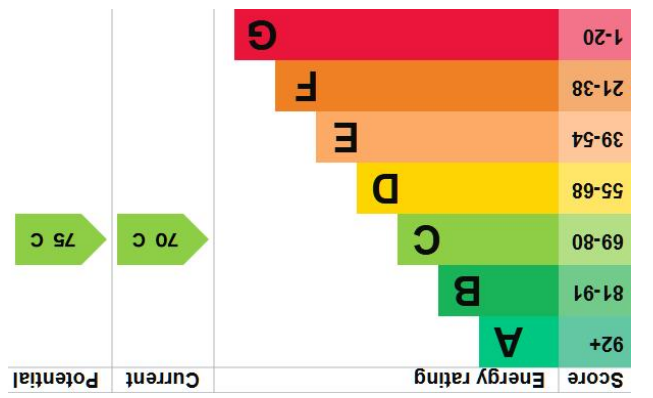


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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.



Four Oaks | 0121 323 3323

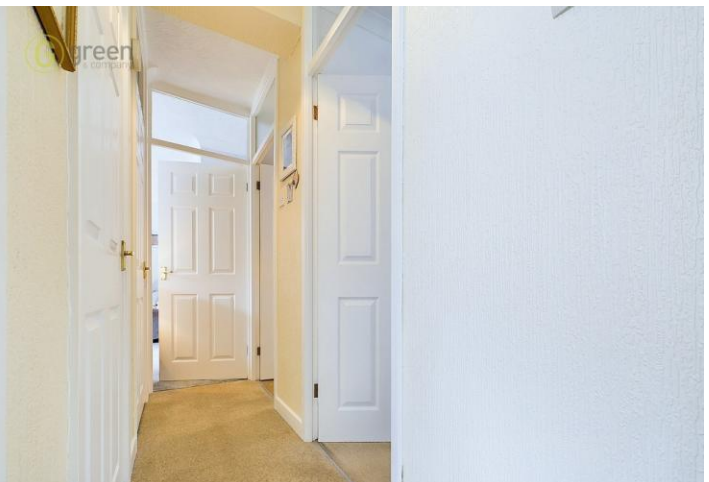


- Highly Sought After Cul De Sac Location
- Off The Prestigious Thornhill Road
- Close To Streetly Village & Next To Sutton Park
- Ground Floor Maisonette



Links View, Streetly, Sutton Coldfield, B74 3EP

Offers In Region Of
 £190,000



Property Description

Occupying a highly sought after cul de sac location just off Thornhill Road through Streetly village and 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 not to mention Sutton Park which is on the door step. This beautiful two bedroom ground floor maisonette is entered via an enclosed porch and leads to a lounge and great sized fitted kitchen, an inner hallway with useful storage cupboards, two great sized double bedrooms and a family bathroom, to the rear of the development there is a garage and ample parking for guests.

Maisonettes such as this within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

LOUNGE 13' 3" x 11' 7" (4.04m x 3.53m) Having a window to the front aspect, covering, radiator and a door to the fitted kitchen.

FITTED KITCHEN 19' 6" x 86" (5.94m x 26.21m) To include a stylish and comprehensive range of matching high gloss cream fronted units with complementing work surfaces over and tiled splash backs, integrated oven and induction hob with extractor fan over, integrated dish washer, sink and drainer unit, plumbing and space for a washing machine and fridge freezer and a rear facing window.

From the living room an inner hallway with deep storage cupboard provides access to:

BEDROOM ONE 15' 2" x 9' 7" (4.62m x 2.92m) A large bedroom with a window to the rear, radiator and built in storage cupboard.

BEDROOM TWO 11' 8" x 11' 8" (3.56m x 3.56m) A further double bedroom with a front facing window, radiator, built in wardrobes with mirrored fronts.

FAMILY BATHROOM Includes a matching suite with a panelled bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, rear facing window and storage cupboard.

GARAGE 16' 6" x 7' 10" (5.03m x 2.39m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Walsall

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 17Mbps.

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

Networks in your area - Virgin Media, 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 144 years remaining. Service Charge is currently running at £300 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323