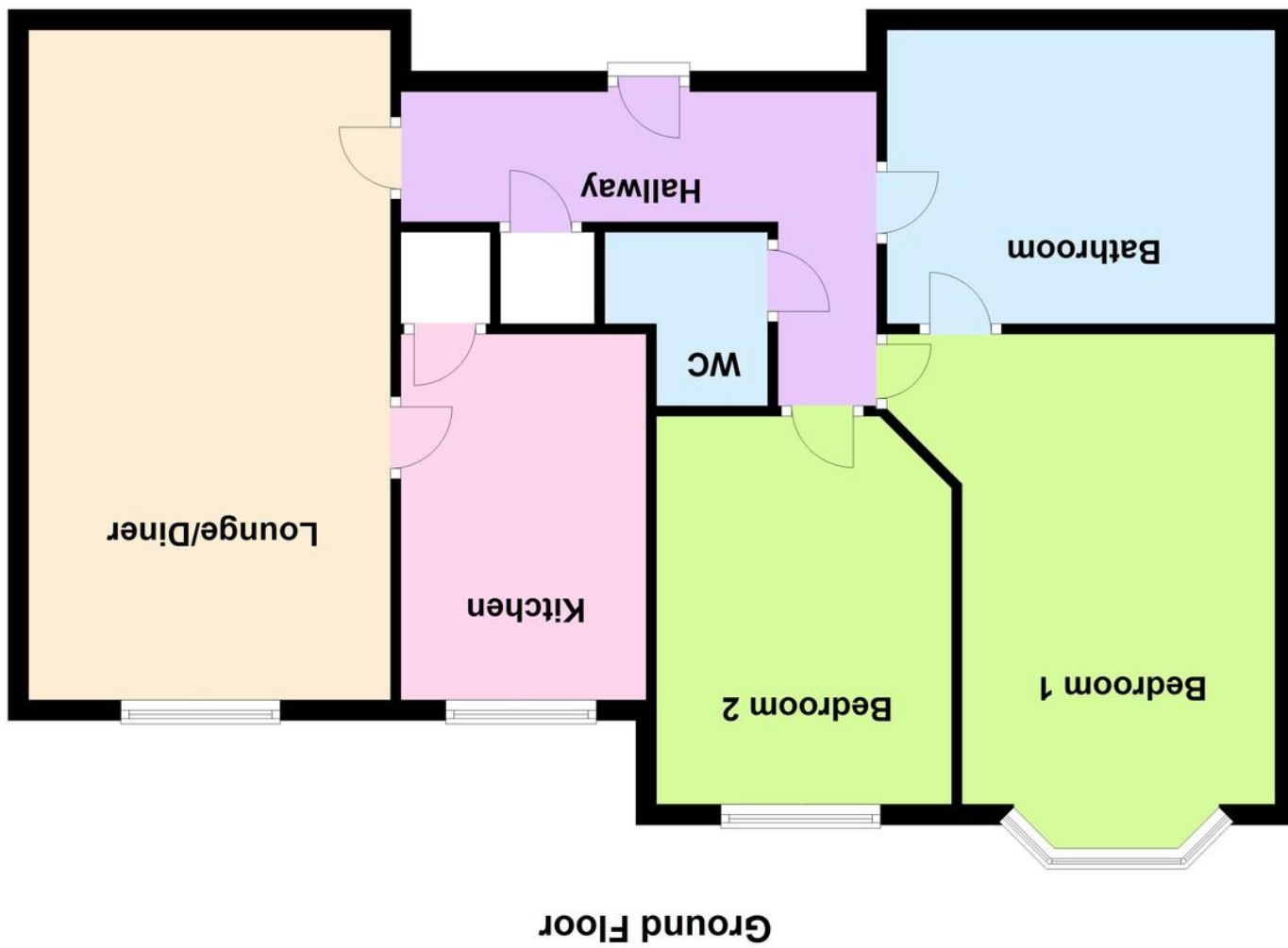


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



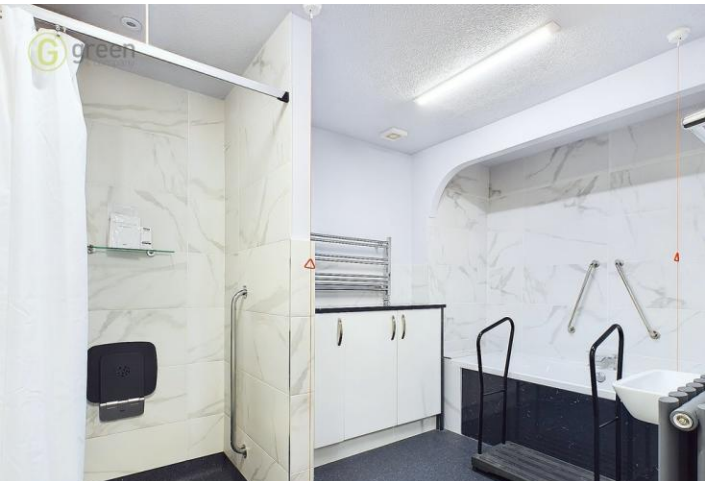
Four Oaks | 0121 323 3323



- Modern Method Of Auction
- A Beautiful 2 Bedroom Retirement Apartment
- Superb Communal Areas
- Spacious Lounge Diner
- Fitted Kitchen
- 2 Double Bedrooms

Burcot Court, Four Oaks Road, Four Oaks, Sutton Coldfield, B74 2XU

Auction Guide Price
£190,000



Property Description

This delightful development of retirement apartments is set within a prime, central and sought after location having local bus services readily available giving access to Sutton Coldfield and Mere Green. Complemented by gas central heating and renewed double glazing. Burcot Court represents an attractive development of retirement properties with 24 hour warden controlled assistance a available and excellent communal facilities including a residents lounge, hobby/board room and serviced dining room where meals are available, on an individual chargeable basis. The service charge includes an allowance for cleaning/housekeeping for each apartment per week and covers the cost of communal areas, lifts and maintenance. Each apartment is fitted with an intercom alarm/call system, allowing owners to contact the house keeper. This large luxury apartment comprises a reception hallway with two storage cupboards, a spacious lounge and separate fitted kitchen, two good sized bedrooms. The master bedroom also has access to the main luxury bathroom with a further guest WC off the hallway.

Safety and security are provided by a duty manager on the premises 24 hours a day, seven days a week and apartments are fitted with communication devices to contact the duty manager if help is required at any time.

- If an owner is unwell and is not able to go to the dining room for a three course waitress served hot meal then it can be delivered on a tray to the apartment.
- Owners are automatically shareholders in the not for profit company Burcot Court Limited and the owners elect the directors every year.
- Each apartment is allocated one and a half hours of house keeping assistance a week.
- If owners wish they may take part in the many social activities which are available a sample of which include bridge, yoga, scrabble, quizzes, croquet and theatre visits.
- Every afternoon tea and biscuits are served in the communal lounge enabling owners to socialise with one another.
- A guest suite is available where relatives and friends can come and stay at a reasonable charge.
- Burcot Court is less than 1/2 a mile from a parade of shops which include a Tesco and a Sainsbury convenience store, a post office and a pharmacy.

All these facilities are available to owners of apartments at Burcot Court which is located two miles from the historic town of Sutton Coldfield and overlooks the famous 2,400 acre Sutton Park. Burcot Court is set in landscaped gardens and comprises 39 one and two bed roomed apartments on three floors, accessible by lifts and stairs. The centre point of the development is the original Edwardian building known as Burcot Grange which has been sympathetically and sensitively renovated and now houses the dining room, the hobbies room and the communal lounge.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, limited for Three, O2, Vodafone and data available likely available for EE, limited for Three, 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 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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 69 years remaining. Service Charge is currently running at £763 per month and is reviewed annually. The Ground Rent is currently running at N/A and is reviewed N/A. 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 323 3323

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT to wards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
 The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.