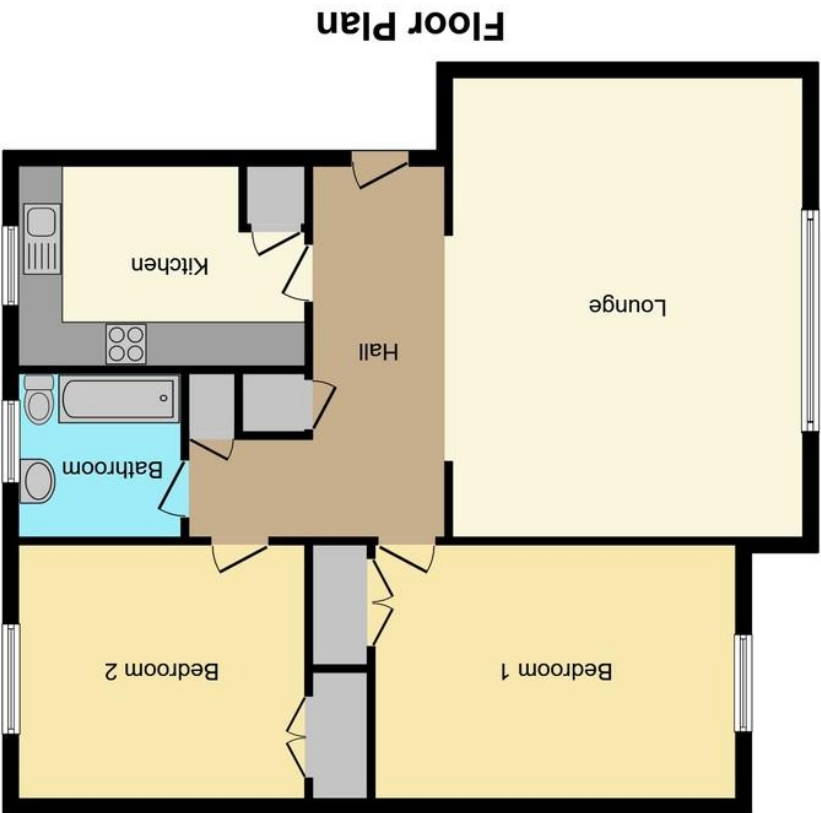


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

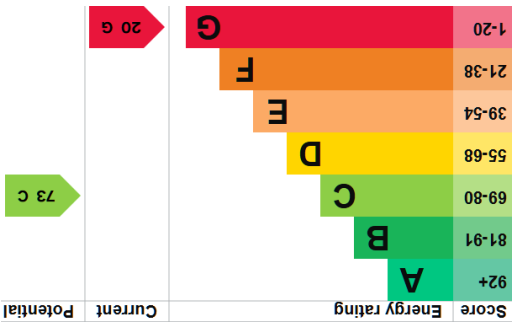
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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



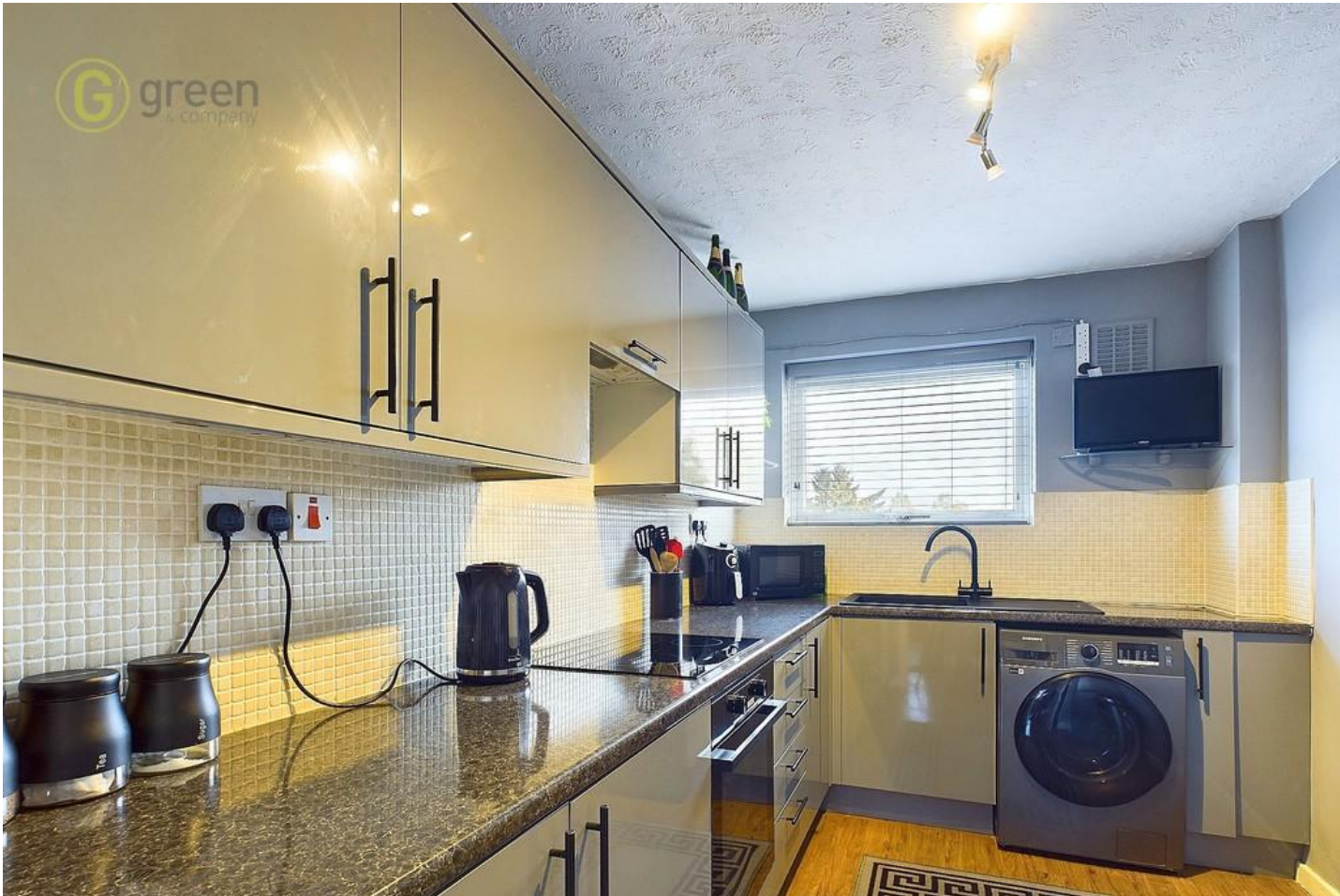
- Highly Sought After Location  
Close To Arthur Terry
- Two Double Bedroom Second  
Floor Apartment
- Refitted Kitchen
- Refitted Luxury Shower Room
- Spacious Lounge & Dining



Hermes Court, Clarence Road, Four Oaks,  
Sutton Coldfield, B74 4AR

Offers In Region Of  
£199,950





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Green and Company are delighted to offer to the market this superb 2 bedroom second floor apartment situated within a highly sought after area of Four Oaks. 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 all of which are on the doorstep. The apartment has parking to the rear and a garage, the building itself is entered via a secure intercom entry system and has a staircase rising to the first floor. Internally there is a spacious hallway which opens directly in to the living room, a great sized refitted kitchen, 2 double bedrooms and a refitted luxury shower room.

Apartments of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a telephone intercom entry system, useful storage cupboard, and opening in to the living room.

**LIVING ROOM** 11' 02" x 17' 03" (3.4m x 5.26m) A large open plan living and dining area with a window to the rear aspect, 2 electric heaters and wood effect flooring.

**FITTED KITCHEN** 11' 09" x 7' 03" (3.58m x 2.21m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, space and plumbing for a washing machine and fridge freezer, sink and drainer unit and front facing window.

**BEDROOM ONE** 14' 03" x 10' 04" (4.34m x 3.15m) A great sized bedroom with a rear facing window, built in wardrobe and electric heater.

**BEDROOM TWO** 10' 11" x 10' 03" (3.33m x 3.12m) A further double bedroom with a window to the front, built in wardrobe and electric heater.

**FAMILY BATHROOM** A white suite with a panelled bath with shower over, wash hand basin, low level WC and front facing window.

**GARAGE** The garage remains unmeasured at this time. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available for but limited for EE, Three, O2.  
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 19Mbps.  
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 90 years remaining. Service Charge is currently running at £1400 per annum and is reviewed TBC. The Ground Rent is currently running at £200 per annum and is reviewed TBC. 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