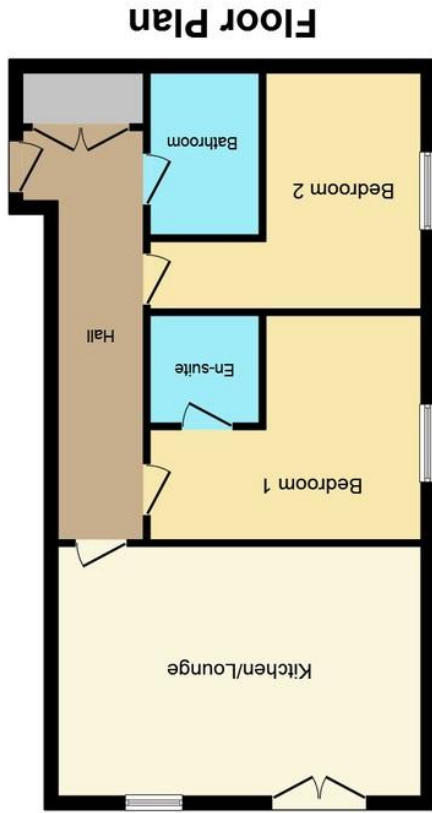
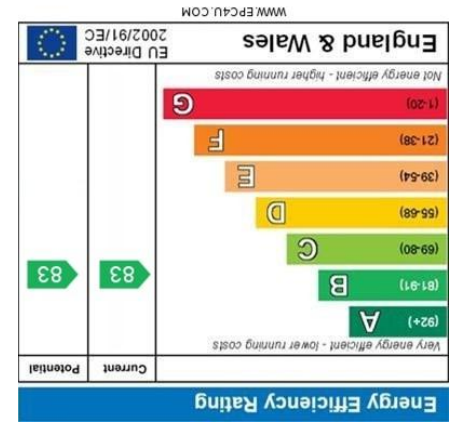


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

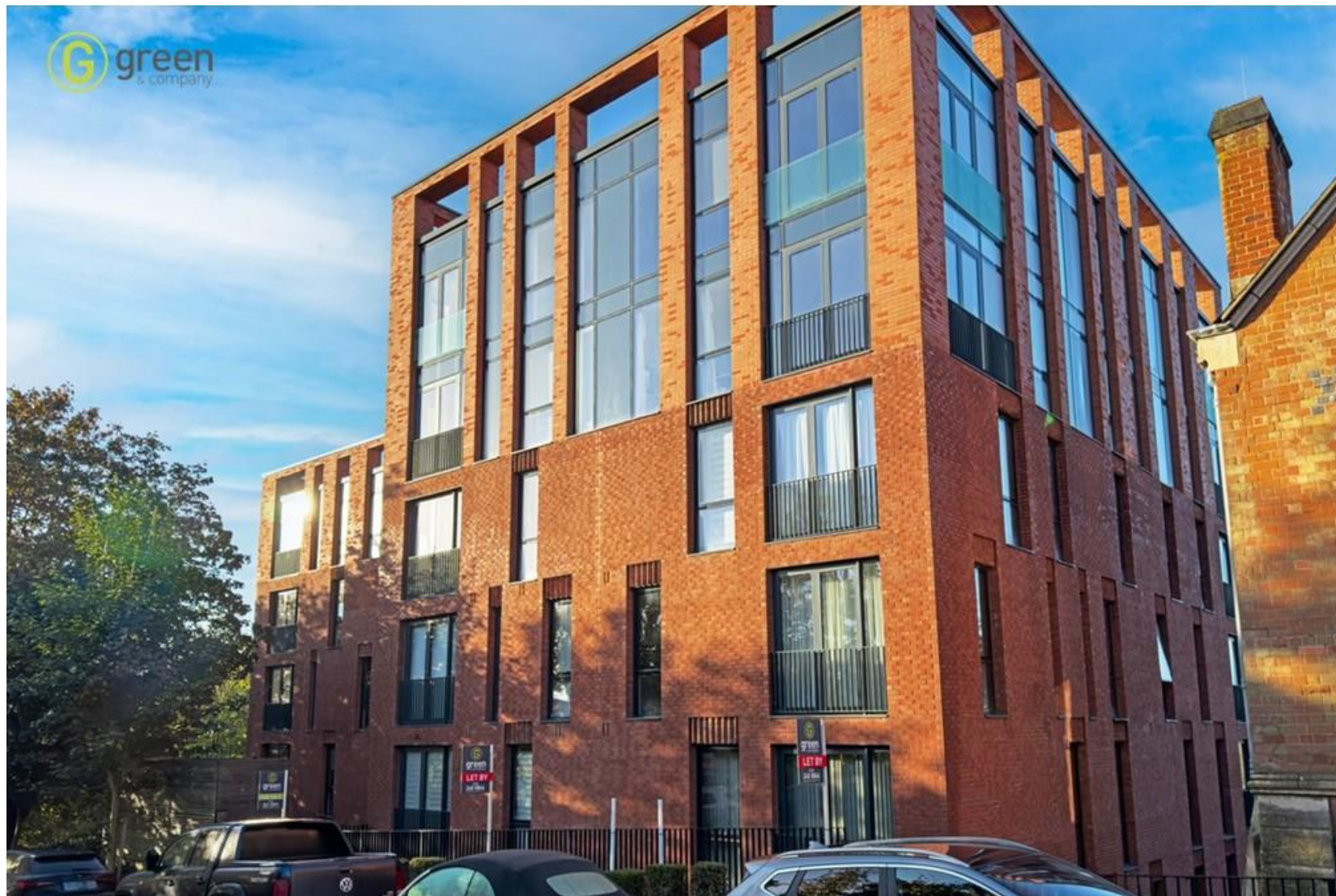
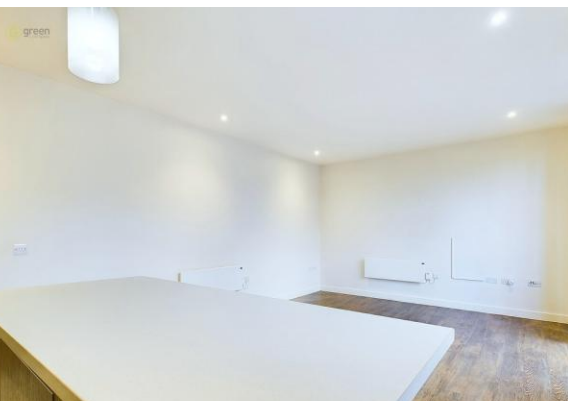
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- 2 BEDROOM GROUND FLOOR APARTMENT IDEALLY SITUATED TO SUTTON TOWN TRAIN STATION
- GATED PARKING
- LARGE OPEN PLAN KITCHEN/LIVING/DINING ROOM

Flat The Sutton, 8 King Edwards Square,  
 Sutton Coldfield, B73 6AQ

£245,000



## Property Description

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

NEW TO MARKET is this superb luxury 2 bedroom ground floor apartment situated within a highly sought after central Town Centre location. 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 Sutton Coldfield town centre and Sutton Park all of which are on the doorstep. Having an allocated parking space in a secure gated car park the apartment is entered through a secure intercom entry system leading to well maintained communal areas. Internally there is a large hallway leading to a contemporary open plan kitchen/living and dining area, 2 great sized bedrooms the master having an En Suite Shower Room and a luxury family bathroom.

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

In brief the accommodation comprises:

SECURE INTERCOM ENTRY

ENTRANCE LOBBY

HALLWAY A spacious hallway with a large storage cupboard, Telephone intercom entry system, spot lights and doors to:

LOUNGE/DINING/KITCHEN 22' 9" x 12' 10" (6.93m x 3.91m) A large multifunctional and contemporary open plan kitchen, living and dining area, the kitchen includes a stylish range of wall and base mounted units with complementing work surfaces over and under cupboard lighting, integrated oven and hob with extractor fan over, integrated fridge, freezer and dish washer, large central island/breakfast bar leading in to the lounge and dining with full height windows over looking King Edwards Square and Juliette Balcony.

BEDROOM ONE 11' 2" minus walkway 8' 10" (3.4m x 2.69m) A large double bedroom with a full height window to the side and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM A stunning white suite with a walk in shower cubicle, suspended wash hand basin, integrated WC, fully tiled walls and flooring.

BEDROOM TWO 11' 4" minus walkway x 10' 5" (3.45m x 3.18m) Having a full height side facing window.

LUXURY FAMILY BATHROOM A further luxury bathroom to include a white suite with a panelled bath with shower over and shower screen, integrated WC, suspended wash hand basin and heated towel rail.

PARKING The parking is allocated and accessed off Anchorage Road.

Council Tax Band D - Birmingham City Council

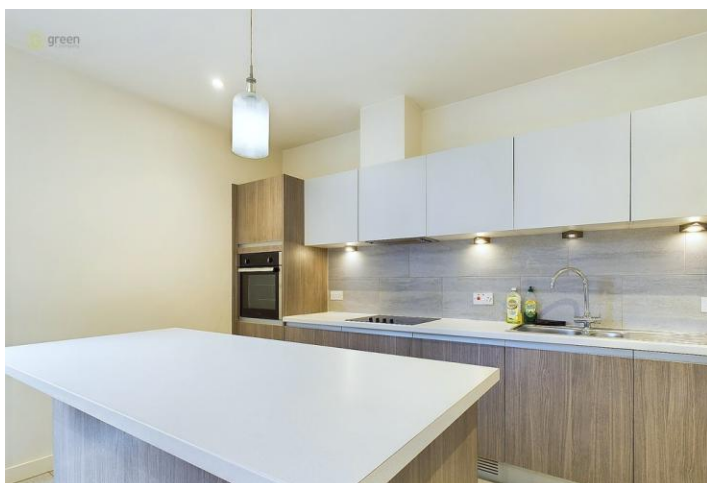
Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.



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 140 years remaining. Service Charge is currently running at £1622.02 Per Annum and is reviewed yearly. The Ground Rent is currently running at £350 per Annum and is reviewed yearly. 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 321 3991