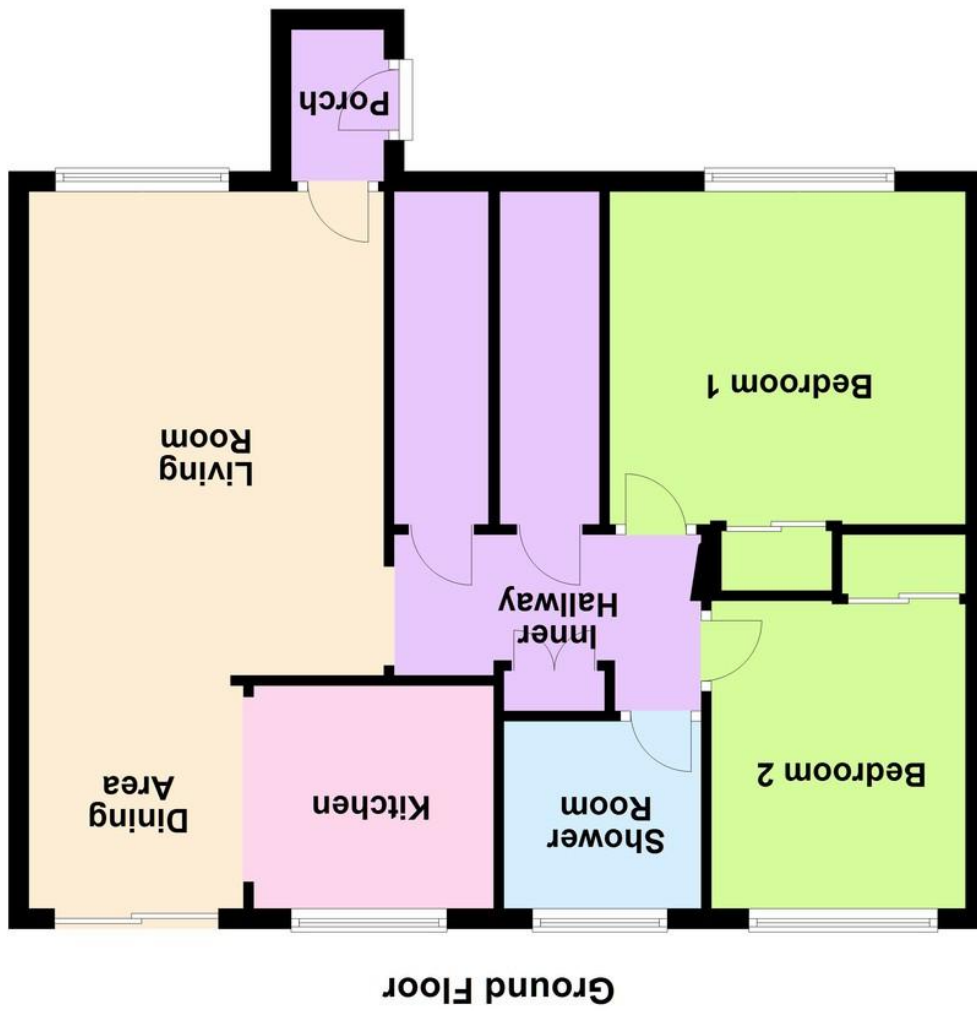
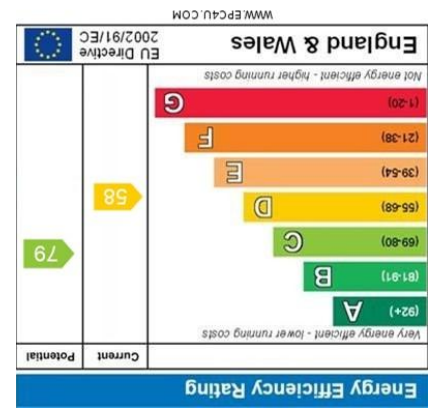


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- GROUND FLOOR
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE GLAZED WHERE SPECIFIED

Hart Drive, Boldmere, Sutton Coldfield, B73 5RU

£160,000



Property Description

THE NEXT BEST THING TO A BUNGALOW! This well present ground floor maisonette is ideal for someone who requires all the accommodation on the ground floor. Set in a lovely location close to Boldmere Road shops and restaurants with transport links including Wyde Green railway station being a short distance away. The accommodation which briefly comprises:- Entrance porch, spacious living room, modern fitted kitchen with dining area, two good sized bedrooms and shower room. Outside are communal gardens and parking bays and there is a garage en-bloc. EARLY INTERNAL VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

The property is approached via communal gardens and pathway giving access to front door into the lounge.

LOUNGE 15' 9" x 11' 7" (4.8m x 3.53m) Having double glazed window to front elevation, electric storage heater and doors off to the following accommodation:-

KITCHEN

KITCHEN AREA 7' 7" x 7' 3" (2.31m x 2.21m) Having double glazed window and door to rear, being fitted to comprise of a range of matching wall and base level units with work surface over incorporating sink unit with drainer and mixer taps, space and plumbing for washing machine and space for further white goods.

DINING AREA 7' x 7' 2" (2.13m x 2.18m)

INNER LOBBY Having storage cupboard, doors off to both bedrooms and shower room.

BEDROOM ONE 11' 7" x 10' 11" (3.53m x 3.33m) Having window to front elevation, electric storage heater and built-in wardrobe.

BEDROOM TWO 10' 8" x 3' 0" (3.25m x 0.91m) Having window to rear, built-in storage and electric storage heater.

SHOWER ROOM Having window to rear, complementary tiling and a suite comprising low flush wc unit, pedestal hand wash basin, shower cubicle with shower over.

Council Tax Band B - Birmingham City Council

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 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 83 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
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 128 years remaining. Service Charge is currently running at £1,421.00 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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

