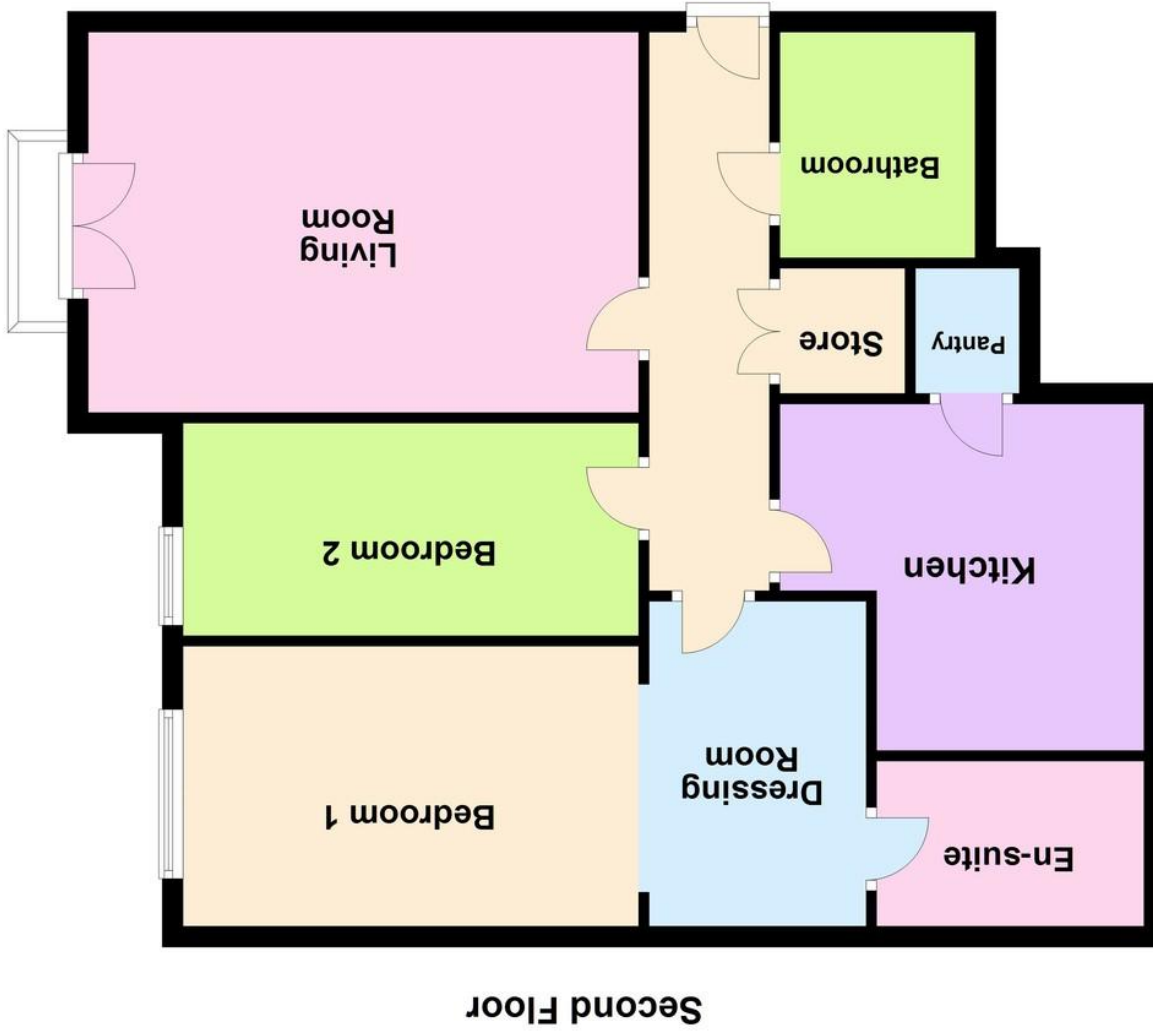


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	80

Boldmere | 0121 321 3991



- TWO BEDROOM SECOND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO STATION ROAD TRAIN STATION

Flat , 82 Station Road, Sutton Coldfield, B73 5LA

£220,000



Property Description

Presenting for sale, a neutrally decorated, two-bedroom flat, ideally suited for first-time buyers. The property boasts a desirable configuration with one reception room and a well-appointed kitchen. The comfortable living space is complemented by the practicality of having two bedrooms, one of which features an en-suite, offering a touch of luxury and convenience. The property is presented in a move-in ready condition, with a neutral colour palette, allowing potential buyers to easily add their personal touch or live comfortably as is. The reception room provides a versatile space, perfect for relaxation or entertaining. The kitchen, in keeping with the modern aesthetics, is fully fitted and ready for immediate use. One of the key selling points of this property is its strategic location. It benefits from excellent public transport links right at its doorstep, making commuting a breeze. In addition, the property is conveniently close to local amenities, ensuring that day-to-day needs are easily met. The proximity to reputable schools also adds immense value, making it an appealing option for those with children or planning for a family.

This property represents a wonderful opportunity for first-time buyers to step onto the property ladder. With its practical layout, neutral décor, and excellent location, it ticks all the right boxes for those seeking a starter home. We highly recommend viewing to fully appreciate what this property has to offer. A property of this calibre in such a prime location is a rare find and is expected to attract significant interest.

ENTRANCE HALL Providing access to all living areas.

LIVING ROOM 12' x 17' 4" (3.66m x 5.28m) Carpeted and having double glazed French doors to balcony, ceiling light and power points.

KITCHEN 10' 11" x 8' 5 min" (3.33m x 2.57m) Having a range of wall and base units, cooker, ceiling light and power points.

BEDROOM ONE 8' 7" x 14' 4" (2.62m x 4.37m) Carpeted and having double glazed window to side, ceiling light and power points.

EN SUITE 5' 3" x 8' 5" (1.6m x 2.57m) Tiled throughout and having walk in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 6' 8" x 14' 5" (2.03m x 4.39m) Carpeted and having double glazed window to side, ceiling light and power points.

BATHROOM 7' 1" x 6' 2" (2.16m x 1.88m) Having bath with over head shower, low level wc, wash basin and ceiling light.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.

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

Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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 102 years remaining. Service Charge is currently running at approximately £2,477 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £200 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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