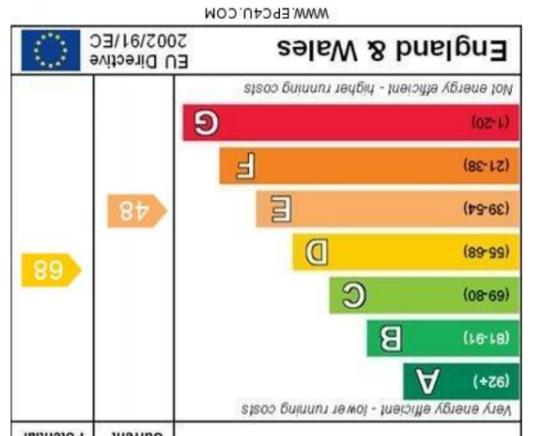


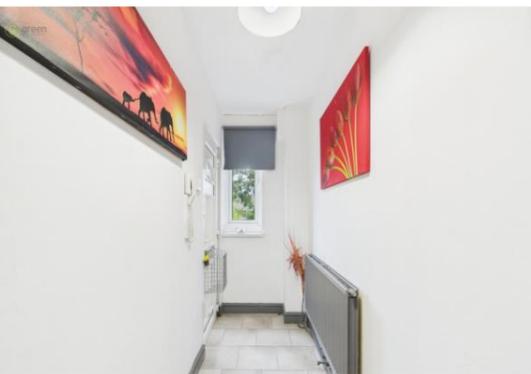
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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.



Walmley | 0121 313 1991



- A WELL PRESENTED THREE BEDROOM FIRST FLOOR DUPLEX MAISONETTE
- ATTRACTIVE LOUNGE
- FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM
- PRIVATE ENCLOSED REAR GARDEN



23 Stone Avenue, Sutton Coldfield, B75 7LP

£140,000



Property Description

A THREE BEDROOM FIRST FLOOR DUPLEX FLAT - This first floor maisonette which has the added benefit of the loft being converted to make a third bedroom is conveniently situated local amenities including local schools and shops with public transport on hand and transport links providing easy access into both Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The spacious accommodation briefly comprises: - Communal entrance hallway with security entrance system,, reception hall, attractive lounge, fitted kitchen, two first floor double bedrooms, bathroom and second floor loft conversion bedroom three. Outside the property is set off a Cul-de-sac and to the rear the property benefits from its own private rear garden. **EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED**

Outside to the front the property is set back behind a communal lawned fore garden and pathway with gated access to the rear.

COMMUNAL ENTRANCE HALLWAY With stairs off to first floor landing.

RECEPTION HALLWAY Being approached by a double glazed entrance door with double glazed window to rear, radiator, stairs off to first floor accommodation and door through to kitchen.

KITCHEN 11' 01" x 8' 10" (3.38m x 2.69m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with mixer tap and tiled splash back surrounds, fitted gas hob with extractor hood over, built in electric cooker beneath, space and plumbing for washing machine, space for fridge and freezer, double glazed window to rear, wall mounted gas central heating boiler and opening through to living room.

LIVING ROOM 15' 04" x 12' 01" (4.67m x 3.68m) Having two double glazed windows to front, laminate flooring, wall mounted electric heater, radiator and cupboard housing gas and electric meters.

LANDING Approached by a turning staircase with useful built in storage cupboard, further staircase leading off to second floor landing and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 02" x 9' 00" (3.4m x 2.74m) Having built in storage cupboard, built in wardrobe, radiator and double glazed window to rear.

BEDROOM TWO 16' 03" x 9' 02" (4.95m x 2.79m) Having two double glazed windows to front, laminate flooring, radiator and built in wardrobe.

BATHROOM Being appointed with a white suite comprising corner bath with mixer tap with shower over, pedestal wash hand basin, low flush WC, part complementary tiling to walls, chrome ladder heated towel rail and opaque double glazed window to rear elevation.

SECOND FLOOR LANDING Approached by a turning stair case, door to bedroom three.

BEDROOM THREE 13' 05" x 12' 06" (4.09m x 3.81m) Being a dual aspect room with double glazed windows to front and rear elevation, radiator, useful built in eaves storage and radiator.

OUTSIDE To the rear of the property there is a private, enclosed garden with fencing to perimeter.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for Three limited availability for EE, O2 & Vodafone and data likely availability for Three limited availability for O2 & Vodafone no availability for EE.
Broadband coverage -



Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media & City Fibre

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 104 years remaining. Service Charge is currently running at £510.00 per annum and is reviewed annually. The Ground Rent is currently running at £10.00 per annum and is reviewed annually. 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

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