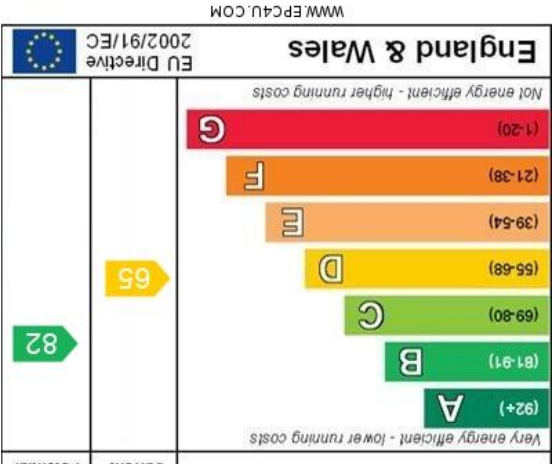


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 TWO BEDROOM MODERN GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO BEDROOMS - MASTER EN-SUITE
- PRINCIPLE BATHROOM
- ALLOCATED PARKING SPACE



Apartment 7, 2 Champion Gardens, Erdington, Birmingham, B24 0HF

Offers Over £155,000



Property Description

A modern ground floor apartment conveniently located in a quiet cul-de-sac location close to Chester Road and providing easy access to the main routes including; A38, City Centre and Spaghetti Junction motorway connections. comprises; intercom security entrance, communal hallway, reception hall with spacious lounge with fitted kitchen off, master bedroom with en-suite shower, second bedroom, bathroom, outside to the rear is gated access to communal parking area. In more detail the accommodation comprises;

COMMUNAL ENTRANCE HALLWAY Approached by a security entrance system. The apartment is situated on the ground floor and is approached by an entrance door with tiled floor, having useful built in cloaks/storage cupboard, airing cupboard housing hot water cylinder, wall mounted electric heater and doors off to all rooms.

LIVING ROOM 14' 01" x 11' 09" (4.29m x 3.58m) Having French double opening doors to a Juliette balcony, two double glazed windows to front, tiled floor, wall mounted electric heater, doors through to kitchen.

KITCHEN 14' 00 max" x 9' 04 max" (4.27m x 2.84m) Having a matching range of wall and base units with work top surfaces over, fitted halogen hob with electric cooker beneath, inset sink unit with side drainer and mixer tap, space and plumbing for washing machine and space for fridge/freezer, double glazed window to side elevation, tiled floor and skirting heater.

BEDROOM ONE 14' 09 max" x 8' 09 max" (4.5m x 2.67m) Having double glazed window to rear, wall mounted electric heater, door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splash back surrounds, fully tiled enclosed shower cubicle with mains fed shower over, ladder heated towel rail, extractor.

BEDROOM TWO 11' 07" x 9' 08" (3.53m x 2.95m) Having double glazed window to front and wall mounted electric heater.

BATHROOM 7' 01" x 5' 06" (2.16m x 1.68m) Having a white suite comprising panelled bath with mixer tap and shower attachment, part tiling to walls, vanity wash hand basin with chrome water fall mixer tap with cupboards beneath, low flush WC, ladder heated towel rail, tiled floor, extractor.

OUTSIDE The property is set in well kept communal grounds, with lawned gardens, shrubs, trees, pathways and allocated parking space.

Selling on behalf of a corporate client which means that we are unable to obtain all of the information that we would normally do so before marketing this property

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely availability for O2 limited availability for EE, Three & Vodafone and data limited availability for EE, Three, O2 & Vodafone.

Broadband coverage -
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 187 Mbps. Highest available upload speed 26 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 135 years remaining. Service Charge is currently running at £1872 per annum and is reviewed annually. The Ground Rent is currently running at £85 payable every 6 months (£170 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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991