

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 Conveyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Boldmere | 0121 321 3991



- 2ND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE
- SEPERATE DINING ROOM
- FAMILY BATHROOM & ENSUITE SHOWER ROOM



Blakeley Court, Beardmore Road,
Sutton Coldfield, B72 1DQ

£260,000



Property Description

ENTRANCE HALL having doors leading to

LOUNGE 15' 9" x 13' 0" (4.8m x 3.96m) having electric heater, ceiling light point, double glazed window and door leading off to the balcony and double opening French doors leading to the dining room

DINING ROOM 11' 10" x 10' 10" (3.61m x 3.3m) having electric heater and double glazed window to front elevation and door leading to

INNER HALL having access to

KITCHEN 9' 7" x 11' 0" (2.92m x 3.35m) tiled floor and having a range of floor and base units, integrated oven and hob and extractor hood, tiled splash backs, one and half bowl sink with mixer taps, plumbing for washing machine and dishwasher, electric heater,

FAMILY BATHROOM 9' 8" x 5' 7" (2.95m x 1.7m) tiled floor and part tiled walls, panel bath with shower over, pedestal wash basin, low level WC, double glazed windows to rear and ceiling light point, storage cupboard housing the Dimplex pressurised water tank

BEDROOM ONE 14' 10" x 13' 3" (4.52m x 4.04m) having built in wardrobes, double glazed window to front, electric heater, ceiling and wall light points,

BEDROOM TWO 13' 0" x 11' 9" (3.96m x 3.58m) having built in wardrobes, electric heater, ceiling and wall light points, double glazed window to rear and access to

ENSUITE SHOWER ROOM 5' 7" x 4' 11" (1.7m x 1.5m) having walk in shower, pedestal w.c, wash hand basin, heated towel rail

COMMUNAL AREA being shared with the neighbour and has access to the rubbish chute

OUTSIDE

BALCONY the balcony is on the front elevation running across the lounge and dining room

PARKING the property offers secured gated communal parking

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:
EE, O2 and Vodafone - Good outdoor, variable in-home
Three - Good outdoor

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 89 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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 117 years remaining. Service Charge is currently running at £2041.26 per annum and is reviewed (to be confirmed). The Ground Rent is currently included in the service charge. 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