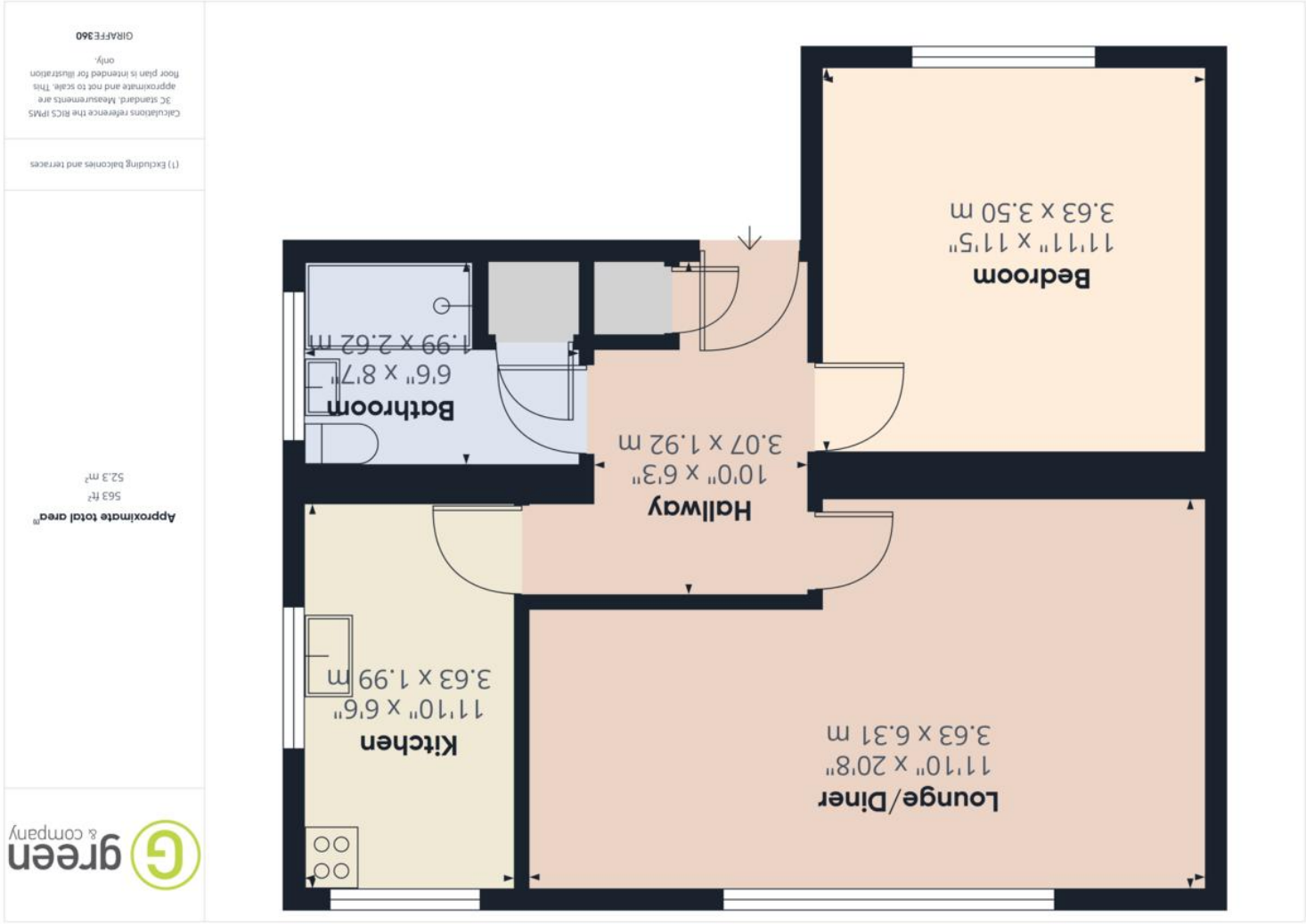
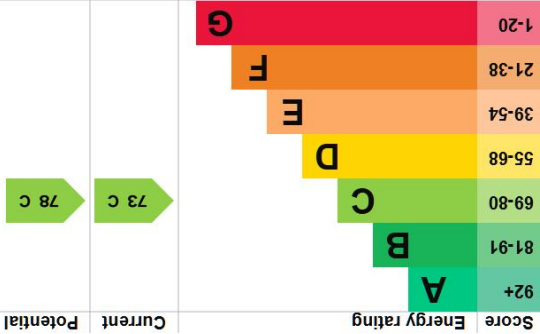


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- ONE BEDROOM FIRST FLOOR FLAT
- HIGHLY SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE/DINER
- SHOWER ROOM
- CLOSE TO LOCAL AMENITIES



Flat Derwent Court, Garrard Gardens,  
 Sutton Coldfield, B73 6DR

£160,000





## Property Description

Situated in a prime location with excellent public transport links, local amenities, and nearby parks, this neutrally decorated 1-bedroom flat is now available for sale. Upon entering the property, you walk through the hall and are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The bedroom boasts a double size and ample natural light, creating a bright and inviting space to unwind after a long day. With its convenient layout and desirable location, this property is perfect for individuals looking for a comfortable home in a vibrant neighbourhood.

Don't miss the opportunity to make this flat your own and enjoy all the benefits of town centre living while being surrounded by green spaces. Contact us today to arrange a viewing and discover the potential of this charming property.

HALLWAY having economy economy 7 storage heater and providing access to all living areas

LOUNGE/DINER 11' 10" x 20' 8" (3.61m x 6.3m) Having two double glazed windows, economy 7 storage heater, ceiling light and power points

KITCHEN 11' 10" x 6' 6" (3.61m x 1.98m) Having a double glazed window, a range of wall and base units, built in oven and hob, plumbing for dishwasher and washing machine, ceiling light and power points

BEDROOM ONE 11' 11" x 11' 5" (3.63m x 3.48m) Having a built in wardrobes, double glazed window, economy 7 storage heater, ceiling light and power points.

SHOWER ROOM 6' 6" x 8' 7" (1.98m x 2.62m) Having electric shower, low level wc, wash basin, double glazed window ceiling light point, and storage cupboard

OUTSIDE communal gardens

Council Tax Band B - Birmingham

Utility Supply  
Electric - Mains  
Gas - N/A  
Water - Mains  
Heating - Storage heaters  
Sewerage - Mains

Flood Risk  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as high.

Predicted mobile phone coverage and broadband services at the property:-  
Mobile coverage for:  
EE,O2, Three, Vodafone - Good outdoor and in-home

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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 127 years remaining. Service Charge is currently running at 1461.78 and is reviewed annually. The Ground Rent is currently included within the service charge. Currently there is a Reserve fund which is running at £1640.00 per annum. 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