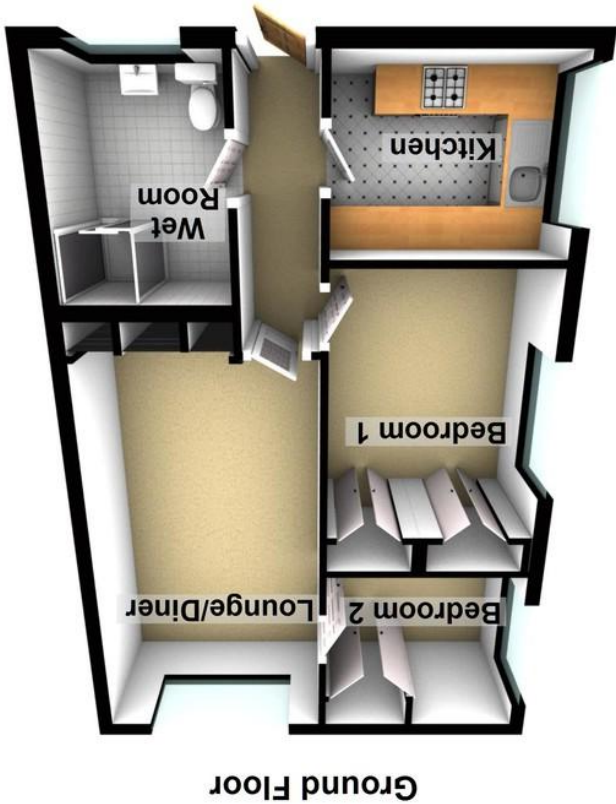
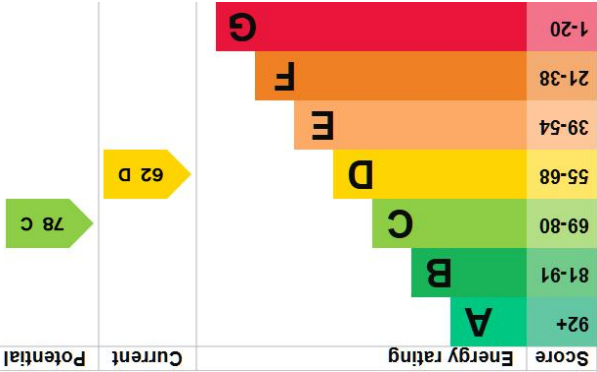


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
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If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you 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.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- 2 Bedroom Ground Floor Apartment
- Private Garden
- Spacious Lounge Diner
- No Upward Chain
- Fitted Kitchen & Shower Room



Grange Lane, Four Oaks, Sutton Coldfield, B75 5JU

Offers In Region Of
£170,000



Property Description

Spacious two bedroom ground floor flat overlooking communal gardens.

Located in this exceptionally convenient and popular development, this two bedroom ground floor flat offers spacious, bright and neutrally decorated accommodation throughout and is sold with the benefit of no upward chain.

Benefitting from a corner dual aspect position, the flat is entered by secure intercom entrance and briefly comprises: entrance hall with cloaks cupboard, lounge with storage cupboard, kitchen with integrated double oven, shower room and two bedrooms both with built-in storage and wardrobes.

The flat also benefits from a private garage located to the rear of the block.

Grange Lane is ideally located for access to local amenities, transport links and highly regarded schools.

Viewing recommended to fully appreciate the specification of accommodation on offer.

Entrance Hall with cloaks cupboard.

LOUNGE 17' 10" x 9' 10" (5.44m x 3.0m)

KITCHEN 8' 7" x 6' 11" (2.64m x 2.13m)

BEDROOM ONE 11' 1" x 8' 7" (3.38m x 2.62m)

BEDROOM TWO 8' 7" x 8' 0" (2.62m x 2.44m)

SHOWER ROOM 6' 3" x 5' 10" (1.93m x 1.78m)

COMMUNAL GARDENS

PRIVATE GARAGE (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .

Mobile coverage for:

Vodafone - Good outdoor and in home

O2, Three - Good outdoor, variable in home

EE - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 79Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps.

Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, 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 128 years remaining. Service Charge is currently running at £150 per month and is reviewed TBC. The Ground Rent is currently running inclusive with Service Charge and is reviewed TBC. 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 323 3323