

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

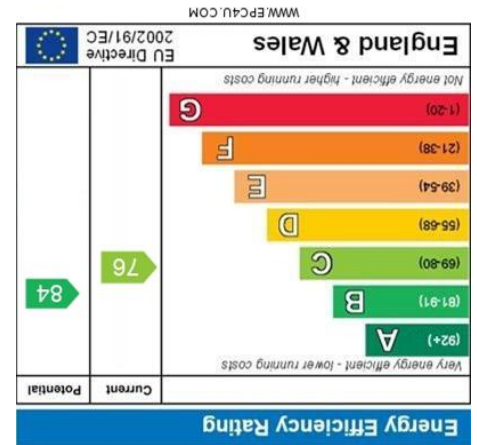


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Boldmere | 0121 321 3991



- EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED
- MUCH SOUGHT AFTER LOCATION
- COMMUNAL ENTRANCE HALLWAY WITH SECURITY ENTRY SYSTEM
- DOUBLE GLAZING



The Spires, Church Road, Boldmere,
Sutton Coldfield, B73 5RZ

£175,000



Property Description

Set in the popular over 60's retirement development situated on Church Road in Boldmere and being conveniently located within walking distance of the shops, bars and restaurants in Boldmere with public transport on hand, including both Wyld Green and Chester Road railway station a short distance away.

The accommodation benefits from: Communal entrance hallway with security entry system, reception hallway, spacious lounge/dining room, modern fitted kitchen, two double bedrooms, a good-sized bathroom and ample storage. The facilities on site include a communal lounge and a guest suite. EARLY INTERNAL VIEWING OF THIS SPACIOUS APARTMENT IS HIGHLY RECOMMENDED.

COMMUNAL ENTRANCE HALLWAY Approached via security entry system with stairs and lift off to first and second floors.

HALLWAY Carpeted, electric heater, doors to lounge, bedrooms, airing storage/cupboard, room for washer/dryer and bathroom, care alarm system.

BATHROOM 5' 6" x 6' 9" (1.68m x 2.06m) Lino flooring, toilet, basin and shower tray with glass enclosure and heated towel rail.

BEDROOM ONE 9' 1" x 13' 4" (2.77m x 4.06m) Carpeted, electric heater, double glazed window, fitted wardrobe, two bedside tables, one unit and dressing table.

BEDROOM TWO 9' 2" x 15' 10" (2.79m x 4.83m) Carpeted, electric heater, double glazed window, fitted wardrobes, two bedside tables.

LOUNGE / DINER 12' 11" x 18' 5" (3.94m x 5.61m) Intercom, master socket for BT, electric heater, double glazed window, electric fire and surround.

FITTED KITCHEN 7' 9" x 7' 9" (2.36m x 2.36m) Mid level oven, hob, extractor, integrated fridge and freezer, high level heater.

COMMUNAL FACILITIES Residents have the use of the communal lounge and guest accommodation.

OUTSIDE The property sits in well-kept communal grounds and offers off-road parking for residents (not allocated).

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

Three and Vodafone - Good outdoor

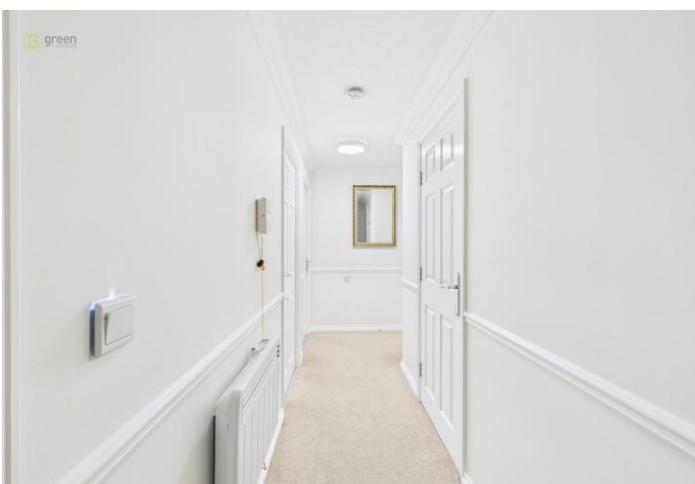
Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 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 111 years remaining. Service Charge is currently running at £3,682 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £940 per annum and is reviewed (to be confirmed). 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