

Property Description

Are you looking for ground floor living with good accessibility? Or are you a first time buyer looking to get on the property ladder in Great Barr within a budget? Then look no further! On the market now is this well presented ground floor apartment off Newton Road. Set back from the road you will find a very well kept estate in Asbury Court - With allocated parking and services in place to ensure the entire building is maintained to a good level, this is a great start or end for buyers looking to keep within the Great Barr area. If you're looking to reside apart from your workplace, this home works well. With great routes to both Birmingham City center and West Bromwich, along side a 2 minute drive to the motorway; you're never too far away from anywhere!

Inside the home you have 2 double bedrooms a separate family bathroom and the master having an en-suite! Moving on, you have a good sized lounge which catches the sun during the day and being adjointed to the fully fitted kitchen. The layout of the apartment ensures all residents maintain their privacy while also have a space for communal living! It's well maintained and clean throughout, on top of this the lease has a great length meaning for investors this is an easy flip in to the rental market. If this sounds of interest to you, or if you have any further questions - Be sure to call in now before it's too late!

The property is approached via communal entrance door, then individual entrance door into:-

LOBBY Having ceiling light point and door through to:-

HALLWAY Having wall mounted electric heater, laminate flooring, ceiling spotlighting and doors off to two bedrooms, bathroom, airing cupboard and lounge.

LOUNGE 16' 4" x 10' 4" (4.98m x 3.15m) Having double glazed window to rear, wall mounted electric heater, telephone entry system, ceiling spotlighting and door through to:-

KITCHEN 8' 7" x 7' 6" (2.62m x 2.29m) Having a range of base, wall and drawer units with work surfaces over, one and half bowl stainless steel sink unit with mixer tap and drainer to side, integrated oven with four ring electric hob and extractor/light chimney above, tiled splash backs, glass display cabinets, double glazed window to rear, space and plumbing for washing machine, integrated fridge freezer, integrated dishwasher and ceiling spotlighting.

BEDROOM ONE 9' 8" x 9' 9" (2.95m x 2.97m) Having double glazed windows to rear, a range of built in wardrobes, wall mounted electric heater, two ceiling light points and door to:-

ENSUITE 4' 10" x 6' 5" (1.47m x 1.96m) Having a white suite comprising; low flush WC, wash hand basin, fitted shower cubicle with fitted shower, tiled splash backs, wall mounted fluorescent strip light with shaver socket, vertical electric heated towel rail and ceiling spotlighting.

BEDROOM TWO 11' 11" x 8' 7" (3.63m x 2.62m) Having double glazed window to rear, a range of built in wardrobes, wall mounted electric heater and ceiling light point.

BATHROOM 5' 4" x 6' 7" (1.63m x 2.01m) Having a white suite comprising; low flush WC, wash hand basin, panel bath with telephone shower attachment, wall mounted fluorescent strip light with shaver socket, electric wall mounted heated towel rail, tiled splashbacks and ceiling spotlighting.

OUTSIDE Allocated parking.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor and in home

EE - Good outdoor, variable in home

O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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 975 years remaining. Service Charge is currently running at £1,670 per annum and is reviewed annually. The Ground Rent is currently running at £75 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 241 4441

This property is for sale by Green & Company Ltd powered by iamsdd Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsdd).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

