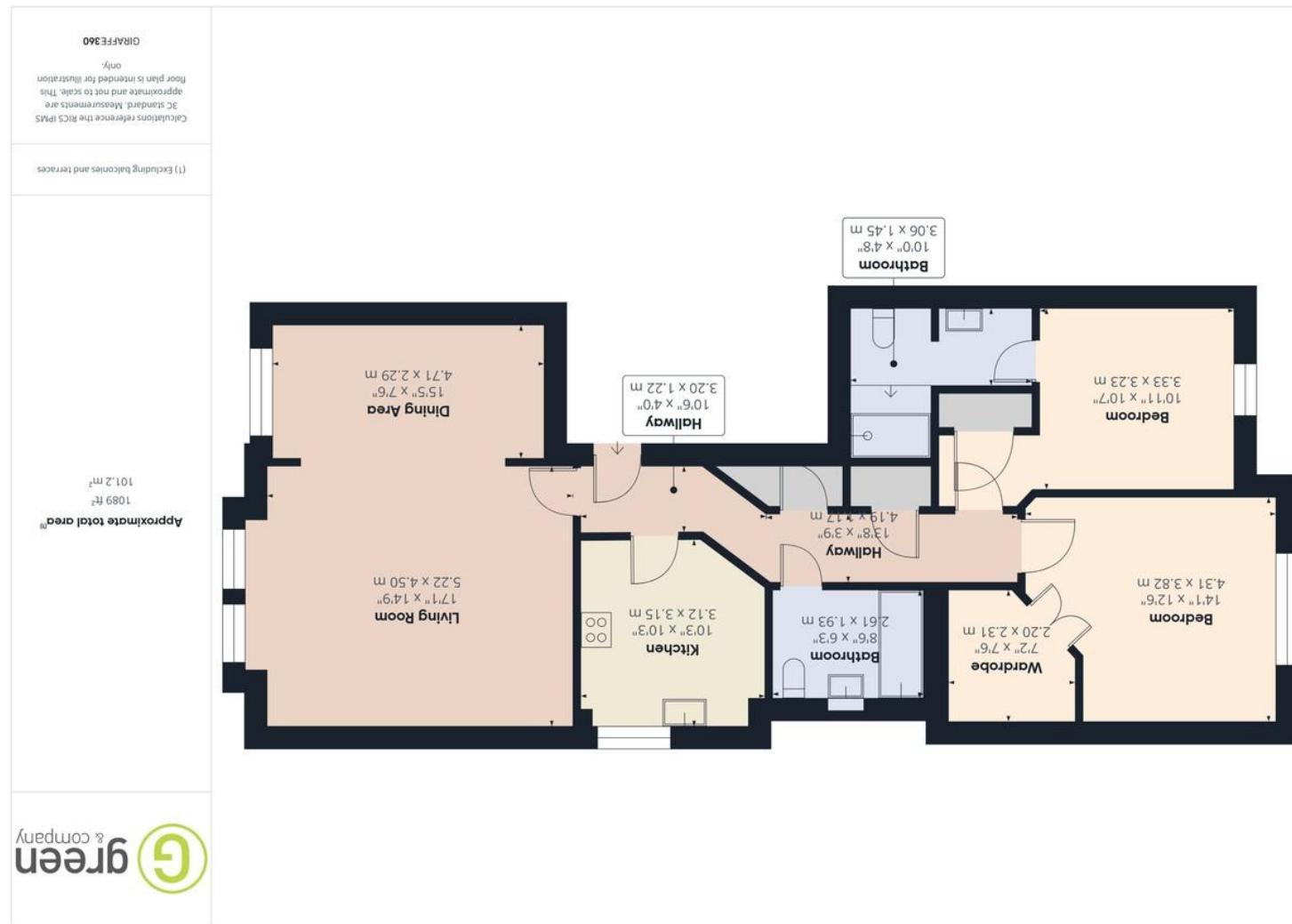
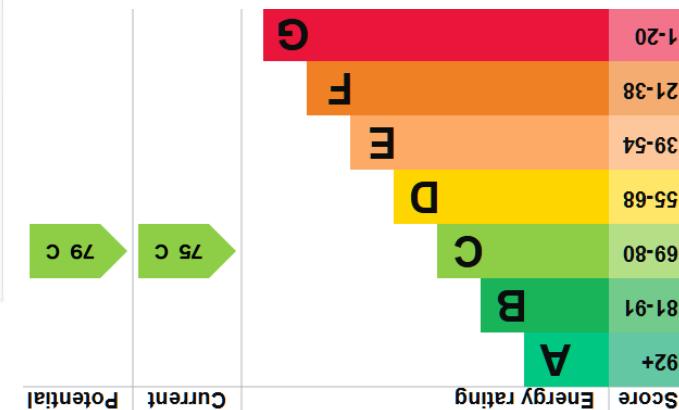


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Please feel free to relay this to your Solicitor or Licensed Surveyor.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please note that the EPC must be presented within 21 days of initial marketing of the property.  
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Please note that the EPC may not be available due to reasons beyond our control, the Regulators  
of the property and they will email the EPC certificate direct to your email address please contact the sales branch marketing  
if you require the full EPC certificate in PDF format



Four Oaks | 0121 323 3323

 **green**  
& company



- Highly Sought After Town Centre Location
- 2 Double Bedroom Luxury Apartment
- En Suite Shower Room & Dressing Room
- No Upward Chain
- Viewing Essential



George House, 71 Lichfield Road, Sutton Coldfield,  
B74 2NU

Offers In Region Of  
£375,000

## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a highly sought after and central location and being ideally placed for many well-reputed schools for children of all ages, offering excellent road and rail links for professionals looking to commute as well as superb shopping and leisure facilities at both Mere Green and Sutton Coldfield town centres. This luxury first floor apartment is being sold with the benefit of having no upward chain and combines many original features with the convenience of modern day living. The development itself offers secure gated parking and is surrounded by beautifully landscaped gardens and is entered via a secure entry system leading to the grand entrance hallway with a staircase rising to the first floor. Internally there is a large hallway with access to an elegant lounge and dining area, two double bedrooms, one with a walk-in wardrobe and the other an en suite shower room, a fitted kitchen and principal bathroom, there is allocated parking and only internal inspection will reveal the wealth of a accommodation on offer.

Apartments of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**HALLWAY** A large entrance hallway with a telephone intercom entry system, useful storage cupboards, Kardean flooring, radiator and deep coving, spotlights overhead, security system and doors to:

**FORMAL LOUNGE AND DINING ROOM** 17' 1" x 14' 9" plus 15' 5" x 7' 6" dining area (5.21m x 4.5m) An elegant formal living and dining room with 2 beautiful deep bay sash windows to the front aspect, deep coving, three radiators and an archway leading into the dining area which also has a sash window to the front aspect, Kardean flooring, dimmable lights, radiator and coving.

**FITTED KITCHEN** 10' 3" x 10' 3" (3.12m x 3.12m) To include a stylish range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs and under cupboard lighting, built-in oven and gas hob with extractor fan over, integrated fridge-freezer, integrated dish washer, integrated washing machine, sink and drainer unit, side-facing window, Kardean flooring, spotlights and deep coving.

**MASTER BEDROOM** 16' 3" x 12' 7" (4.95m x 3.84m) Having double glazed window to rear aspect with leaded panels, deep skirting boards, coving to ceiling, ceiling light point, large walk-in wardrobe, central heating radiator, dimmable lights, television aerial point, telephone point, power points.

**BEDROOM TWO** 16' max into wardrobes 11' min x 10' 7" (4.88m x 3.23m) Having double glazed window with leaded panel to rear aspect, deep skirting boards, central heating radiator, built-in double wardrobe, deep coving to ceiling, ceiling light point, dimmable lights, television aerial point, telephone point, power points.

**EN SUITE SHOWER ROOM** To include a double shower with chrome gravity feed shower, low flush WC, pedestal wash hand basin, fitted display units, mosaic-style complimentary tiling, central heating radiator, coving to ceiling, ceiling spot lighting, vertical heated towel rail radiator, shaver socket, demisting vanity mirror.

**LUXURY BATHROOM** A white suite comprising panelled bath with chrome-fitted shower, pedestal wash hand basin, low-level WC, central heating radiator, vertical towel rail radiator, built-in shelving, demisting vanity mirror, coving to ceiling, shaver socket, extractor, ceiling spot lighting.

Off the communal landing there is a useful storage cupboard and a bike store to the rear.

Parking space is allocated and further visitors spaces available

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Virgin Media, 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 104 years remaining. A half yearly service charge which is to be confirmed due to the new managing agents. The Ground Rent is currently running at £500 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.

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.

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