

Property Description

A FIRST FLOOR ONE BEDROOM APARTMENT SITUATED IN A GRADE II LISTED BUILDING - Green & Company are delighted to bring to market this first-floor apartment situated in the attractive Grade II listed building of Highcroft Hall. The property is packed with an abundance of charm and character, from the spacious and welcoming communal areas, to the quirks of the apartment itself. In brief, the property comprises entrance hall, open plan lounge/dining room and kitchen, bathroom, ground floor bedroom and a first floor mezzanine room. The property also benefits by having one allocated parking space.

Front door into:-

HALLWAY Carpeted, intercom system, storage heater, stairs up to mezzanine floor.

At the top of the stairs is a cupboard which houses a hot water system, extractor system, light and is carpeted.

MEZZANINE ROOM 10' 0" x 10' 5" (3.05m x 3.18m) This looks over the lounge area, two original single pane glass windows, storage heater, feature wall, carpeted.

BATHROOM 7' 7" x 5' 6" (2.31m x 1.68m) Wood effect flooring, sink, toilet, shower, electric heater, heated towel rail, wall mounted mirror.

BEDROOM 9' 9" x 14' 1" (2.97m x 4.29m) Having large single pane glass window, storage heater, feature wall and built-in wardrobes.

KITCHEN/LIVING AREA 17' 7" x 14' 2" (5.36m x 4.32m)

LOUNGE Two storage heaters, carpeted, under stairs cupboard with light and there is a low level part of lounge which has the kitchen area.

KITCHEN Having built-in fridge, freezer, double oven, electric hob, extractor fan, washing machine and dishwasher, sink, base and wall units.

Council Tax Band C - Birmingham

Utility Supply

Electric - Mains
Gas - None
Water - Mains
Heating - Electric heating
Sewerage - Mains

Flood Risk

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

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:

EE and Three - Good outdoor
O2 and Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 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 plusVAT (£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 999 years from 1st January 2005. Service Charge is currently running at £2,750.88 and is reviewed (to be confirmed). The Ground Rent is currently running at £150 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

WANT TO SELL YOUR OWN PROPERTY?

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