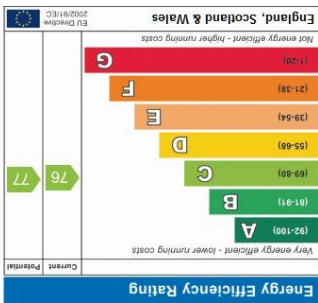
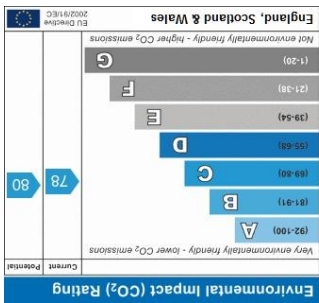


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Sutton Coldfield | 0121 355 8828



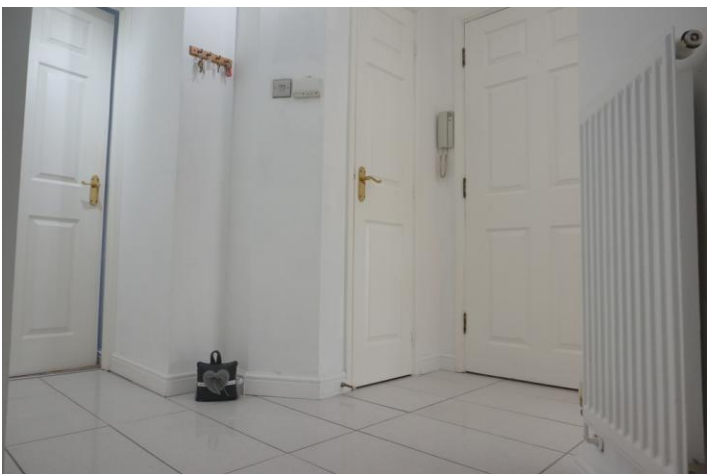
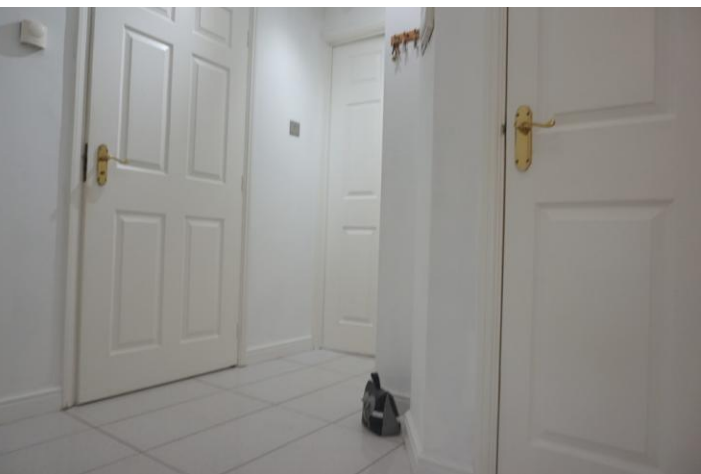
- Highly Sought After Location
- Hallway With Tiled Floor
- Formal Lounge & Separate Dining Area
- Fitted Kitchen
- Master With Luxury En Suite Shower Room



Montgomery House, Sutton Coldfield, B75 7HE

Offers In Region Of  
£180,000





## Property Description

Green and Company are delighted to offer to the market this superbly presented, 2 bedroom ground floor apartment within an extremely popular convenient location. Being well placed for well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Being situated at the bottom of a quiet Cul De Sac the apartment is entered through a well maintained communal area with intercom entry system. The hallway gives access to a lovely sized lounge with an archway leading to the dining area which in turn leads to the fitted kitchen, there are 2 good sized bedrooms the master has an En suite shower room, a further bedroom and a good sized re-fitted family bathroom.

Apartments within this particular block are rare to the market so early inspection is strongly advised to avoid any disappointment.

Communal Entrance leads to the apartment.

**HALLWAY** Having a secure intercom entrance system, radiator, tiled flooring, useful storage cupboard and access to:

**LOUNGE** 12' 5" x 12' 1" to bay (3.78m x 3.68m) A great sized lounge with a bay window to the front aspect, radiator and an archway leading to:

**DINING AREA** 10' x 7' 11" to bay (3.05m x 2.41m) Having a further bay window to side, radiator, useful storage cupboard and archway to:

**FITTED KITCHEN** 10' 7" x 7' 10" (3.23m x 2.39m) To include a matching range of wall and base mounted units with complementing work surfaces over, built in oven with gas hob and extractor fan over, tiled splash backs, space for fridge and washing machine, sink and drainer unit, windows to rear and side and radiator.

**BEDROOM ONE** 12' 2" x 9' 5" (3.71m x 2.87m) Window to rear, radiator, range of built in wardrobes with shelving and hanging space door to the En suite shower room.

**ENSUITE SHOWER ROOM** Including a white suite with enclosed shower cubicle, low level WC, suspended wash hand basin with vanity storage beneath and heated towel rail.

**BEDROOM TWO** 9' 8" x 10' (2.95m x 3.05m) Window to front and radiator.

**REFITTED FAMILY BATHROOM** Includes a white suite with ½ tiled walls, panelled bath, wash hand basin, low level WC and radiator.

**OUTSIDE** Allocated car parking space and further visitors spaces available.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE** The Agent understands that the property is leasehold with approximately 80 years remaining. Service Charge is currently running at £500 per 6 months and Ground Rent is currently running at £100 per annum. 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.