

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

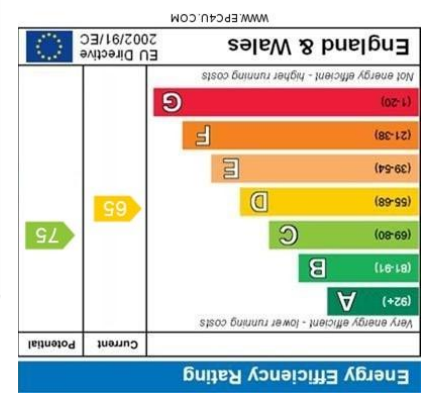


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- TWO BEDROOM GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Vesey Road, Sutton Coldfield, B73 5NR

£225,000



## Property Description

Presenting an excellent opportunity for first-time buyers or investors, this two-bedroom ground floor apartment is currently listed for sale. Inside the flat, you will find a single reception room, a kitchen/dining room, two double bedrooms, and a bathroom. All rooms are generously proportioned, offering ample space for comfortable living. Each room is a blank canvas, ready to be transformed into a modern and stylish living space. It is conveniently situated close to various public transport links, making commuting to work or school a breeze. Additionally, it is located near local amenities, meaning shops, restaurants, and other services are just a short walk away. Whether you are planning to live in the property yourself or rent it out, this flat represents a worthwhile investment. As a first-time buyer, this could be the perfect step onto the property ladder.

Don't miss out on this unique opportunity. Contact us today to arrange a viewing.

**ENTRANCE HALL** Providing access to all living areas.

**LIVING ROOM** 11' 2" x 20' (3.4m x 6.1m) Having double glazed window to front, ceiling light and power points.

**KITCHEN** 16' 9" x 9' 10" (5.11m x 3m) Having two double glazed windows to rear, a range of wall and base units, cooker, hob, fridge, freezer, dishwasher, ceiling light and power points.

**BEDROOM ONE** 9' 2" x 14' 7" (2.79m x 4.44m) Having double glazed window to front, fitted wardrobes, ceiling light and power points.

**BEDROOM TWO** 9' 3" x 14' 6" (2.82m x 4.42m) Having double glazed window to front, fitted wardrobes, ceiling light and power points.

**BATHROOM** 9' 4" x 7' 6" (2.84m x 2.29m) Having double glazed window to rear, bath, walk in shower, low level wc, wash basin and ceiling light.

**GARAGE** Unmeasured  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.  
Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 10 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 90 years remaining. Service Charge is currently running at £2536.67 per annum and is reviewed (to be confirmed). The Ground Rent is peppercorn. 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

