

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

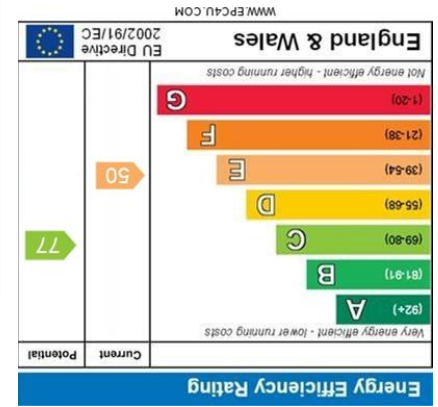


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



Boldmere | 0121 321 3991



- VERY WELL PRESENTED SPACIOUS RETIREMENT APARTMENT
- SIZEABLE LOUNGE
- FITTED KITCHEN
- BUILT-IN STORAGE CUPBOARDS
- SPACIOUS BATHROOM



Riland Court, 43 Penns Lane, Sutton Coldfield, B72 1AY

£150,000



Property Description

Riland Court is a lovely building on Penns Lane in Sutton Coldfield and offers a comfortable and secure living environment. This ground-floor two bedroom apartment is perfectly situated and very well presented. It features double-glazed windows that provide excellent insulation and tranquillity. The spacious hallway welcomes you into a well-designed layout, including a bathroom, two cosy bedrooms, a bright lounge, storage, and a separate kitchen - perfect for relaxing and entertaining. Comfort is assured with storage heating and a shower area with an electric shower. For added safety, the building is equipped with emergency pull cords, and the communal areas are both secure and beautifully maintained, ensuring peace of mind. Access is easy via a secure fobbed main door and an intercom system for visitors. The building is equipped with stair lifts, making it easily accessible to all floors, a communal residents' lounge, and a communal laundry room. The peaceful atmosphere makes this an ideal place to call home, offering comfort, security, and a welcoming community. Early viewing is essential as this is a popular development and is located close to Wylde Green shopping facilities and has excellent bus/rail links. When you view this property, a resident (who is on the committee) and lived there for two years, would be delighted to meet and talk about social events, gardening, meals, and new friendships!

Access through the communal door into the lobby area, turn right, and number 8 is on the right.

HALLWAY Carpeted, emergency call panel, storage heater, storage cupboard.

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m) Window with fitted blinds and curtain pole, storage heater and double built-in wardrobe with storage above.

BEDROOM TWO 7' 9" x 6' 11" (2.36m x 2.11m) Carpeted, fitted blinds and a curtain pole.

LOUNGE 10' 11" x 13' 3" (3.33m x 4.04m) Carpeted, fireplace, storage heater, fitted blinds and curtain pole.

KITCHEN 7' 2" x 11' 3" (2.18m x 3.43m) Tiled floor, fully fitted, wall and base cupboards, corner sink, integrated washing machine, extractor fan, electric hob, integrated microwave and integrated fridge/freezer, fitted blind.

BATHROOM 7' 3" x 6' 7" (2.21m x 2.01m) Lino flooring, airing cupboard, tiled wall and fitted mirrors, electric towel rail, fitted cabinet, shower cubicle with a Myra shower, sink, toilet, bidet. (Airing cupboard has shelving and houses the hot water tank.)

AGENTS NOTE There are emergency pull cords in the bathroom, master bedroom, bedroom two, kitchen and lounge.

Council Tax Band A - Birmingham

Utility Supply
Electric - Mains
Gas - N/A
Water - Mains
Heating - Storage heaters
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, variable in-home
O2 and Vodafone - Good outdoor and in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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 187 years remaining. Service Charge is currently running at £3532.92 per annum and is reviewed April each year. The Ground Rent is currently running at a nominal fee. 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