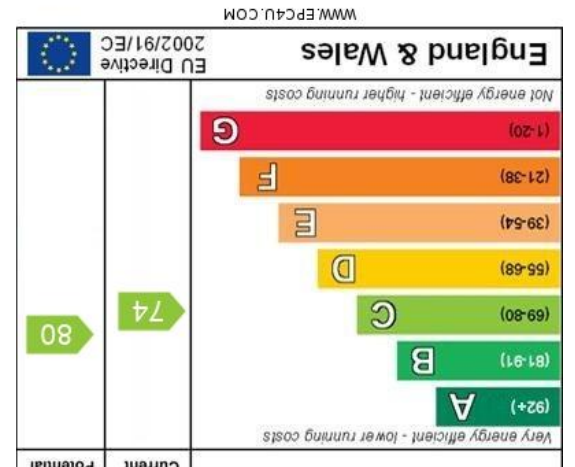


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing 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.



Walmley | 0121 313 1991



- A ONE BEDROOM FIRST FLOOR MAISONNETTE
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ALLOCATED PARKING SPACE



12 Paget Mews, Walmley, Sutton Coldfield, B76 2SJ

£130,000



Property Description

POPULAR RESIDENTIAL LOCATION - This well presented one double bedroom first floor maisonette situated within a highly sought after area of Sutton Coldfield. Being ideally placed for excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Being sold with the benefit of having no upward chain and offering a superb first time buy or investment early inspection is strongly advised to avoid any disappointment. The accommodation includes access via its own front door, first floor landing, spacious lounge/diner, fitted kitchen, a large double bedroom and bathroom. Outside the property is set in well kept communal grounds with an allocated parking space. Early internal inspection of this property is recommended which is available with NO UPWARD CHAIN.

Outside to the front the property is set on a pleasant development within well kept communal grounds, with lawned gardens, pathways and allocated parking bays. The apartment is set on the first floor and is approached by an entrance door with stairs off to first floor accommodation.

FIRST FLOOR LANDING Having access to loft and doors off to open plan lounge/kitchen/diner.

LOUNGE AREA 12' 05" x 8' 00" (3.78m x 2.44m) Having window to rear, coving to ceiling, dado rail, wall mounted electric storage heater, opening through to:

DINING AREA 6' 04" x 6' 03" (1.93m x 1.91m) Having space for dining table and chairs, coving to ceiling, dado rail and further opening through to:

KITCHEN AREA 8' 09" x 5' 09" (2.67m x 1.75m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, fitted halogen hob with extractor hood set in canopy above, built in electric cooker beneath, window to rear.

DOUBLE BEDROOM 10' 11" x 8' 04" (3.33m x 2.54m) Having built in over stairs storage cupboard, wall mounted electric storage heater and window to front elevation.

BATHROOM Having a suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, full tiling to walls.

Council Tax Band
B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE Three & Vodafone Good outdoor, variable in-home
O2 Good outdoor

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.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 1000 Mbps.

Networks in your area:- City Fibre & 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 166 years remaining on completion of the sale. Service Charge is currently running at £645 per annum and is reviewed every 12 months. The Ground Rent is currently running at £75 per annum and is reviewed every 12 months. 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?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991