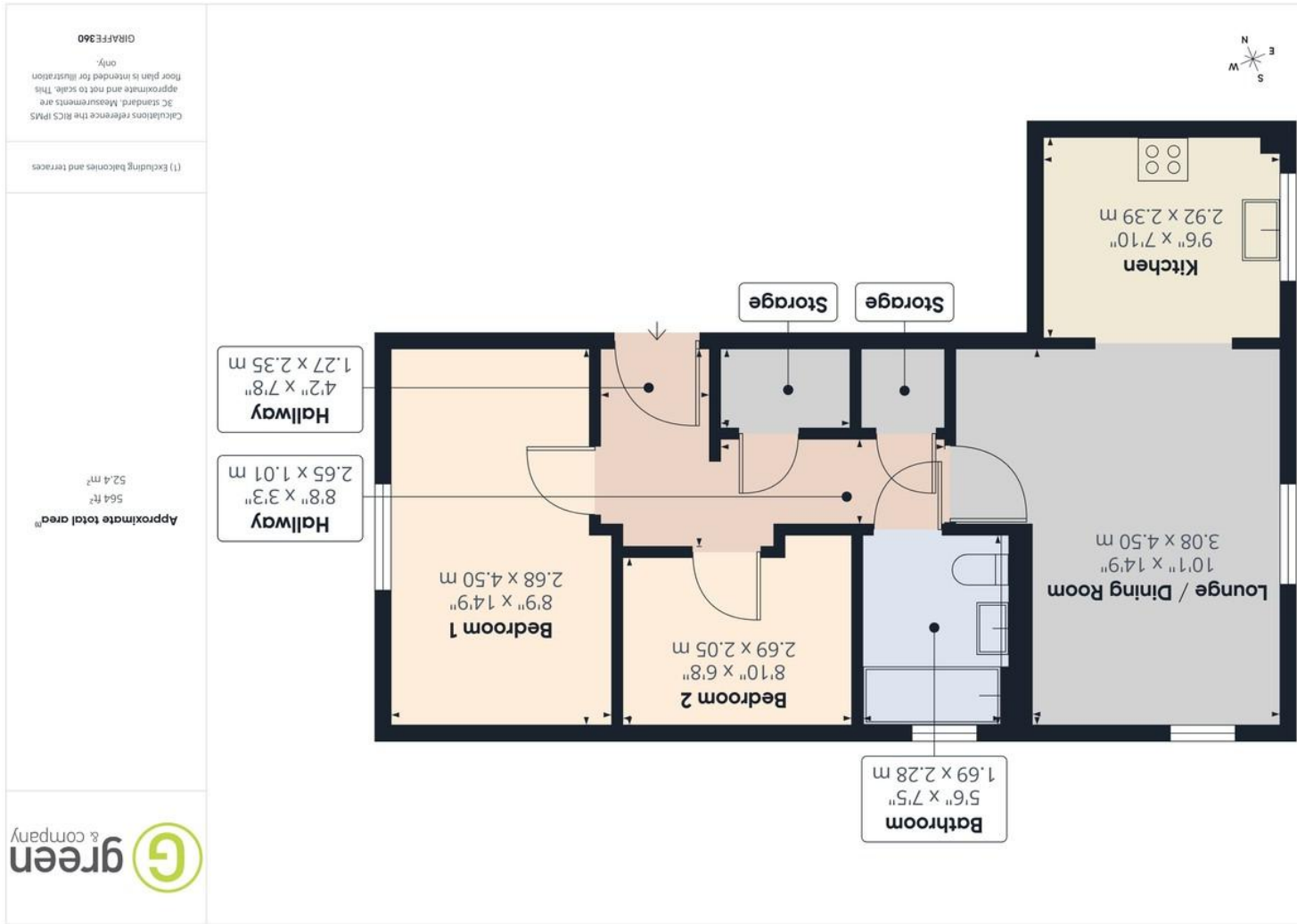
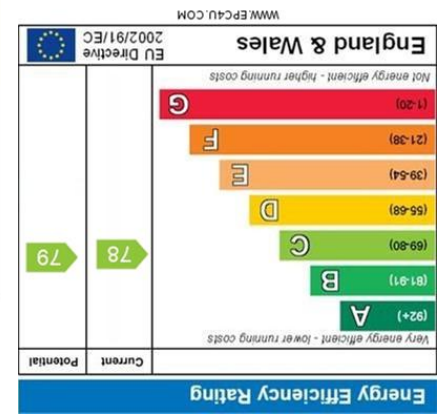


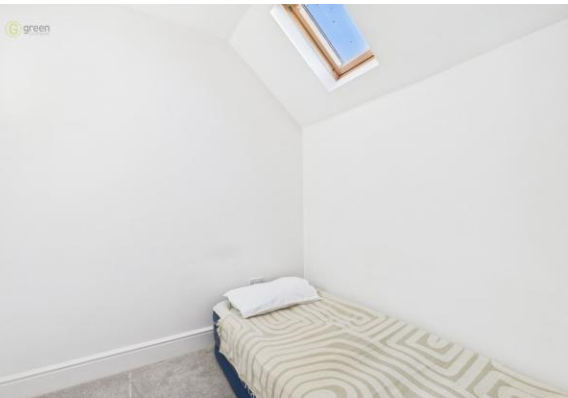
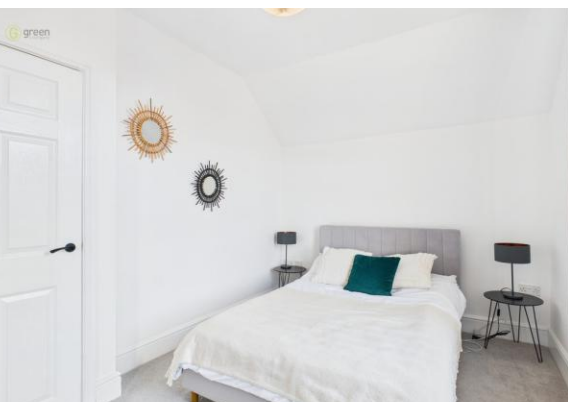
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



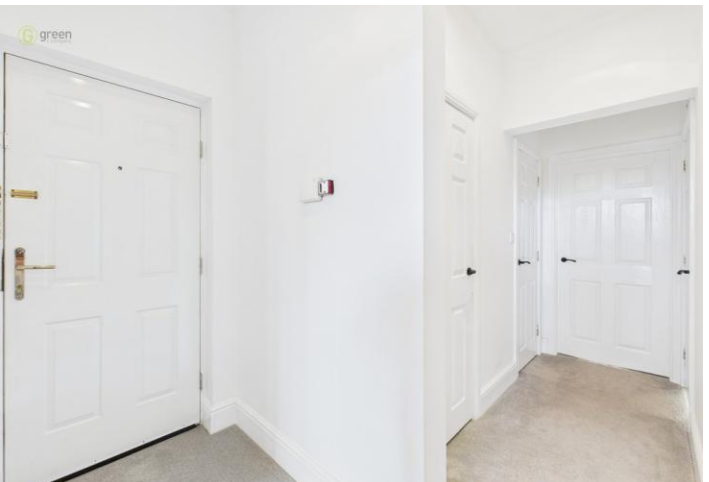
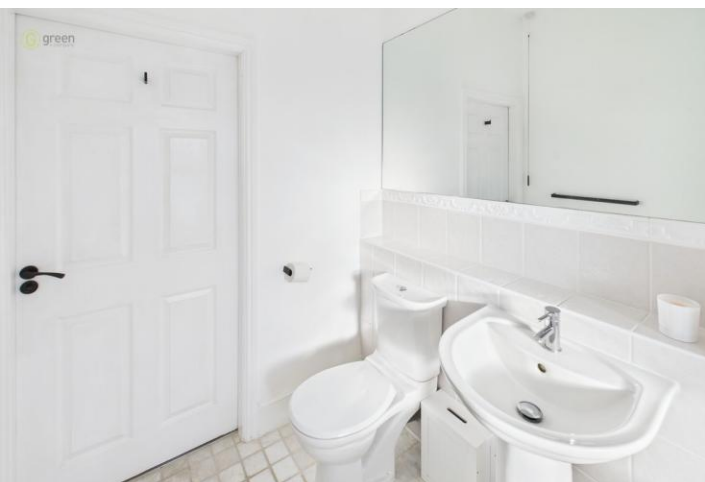
Boldmere | 0121 321 3991



- BEAUTIFUL TOP FLOOR APARTMENT
- RECEPTION ROOM LEADING TO FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM WITH BATH
- COMMUNAL GARDENS

Flat , Hollyhurst Court, 224 Birmingham Road,
 Sutton Coldfield, B72 1DD

£175,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Discover this stunning, immaculately presented second-floor two-bedroom apartment located in Hollyhurst Court at 224 Birmingham Road, Sutton Coldfield, B72 1DD. Bright and airy throughout, the apartment boasts a spacious and inviting layout that maximizes natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen is perfect for culinary creations, while the contemporary bathroom offers a sleek, stylish finish. An allocated parking space adds convenience and ease to daily living. Whether you're seeking a comfortable home or a smart investment, this property combines comfort, style, and practicality in a great location.

Front door into hall

HALLWAY Having radiator, carpeted, intercom phone, alarm panel, doors to master bedroom, second bedroom, door to storage cupboard, door to bathroom, door to second storage cupboard, door to lounge.

MASTER BEDROOM 8' 9" x 14' 9" (2.67m x 4.5m) Double glazed window overlooking rear, radiator, carpeted, fitted wardrobe.

BEDROOM TWO 8' 10" x 6' 8" (2.69m x 2.03m) Radiator, carpeted, velux window.

FIRST STORAGE CUPBOARD Housing fuse board.

SECOND STORAGE CUPBOARD Having radiator.

BATHROOM 5' 6" x 7' 5" (1.68m x 2.26m) Lino flooring, radiator, toilet, sink, bath with shower above, double glazed window, roller blind, shower run off the central heating system, fitted mirror,

LOUNGE 10' 1" x 14' 9" (3.07m x 4.5m) Two radiators, carpeted, two double glazed windows with fitted blinds,

KITCHEN 9' 6" x 7' 10" (2.9m x 2.39m) Double glazed window with a roller blind, space for washing machine, sink, fitted above and below cupboards, extractor fan, gas hob, electric cooker, integrated fridge & freezer and a cupboard housing boiler.

Council Tax Band C - Birmingham

Utility Supply
Electric - Mains
Gas - Mains
Water - Mains
Heating - Gas central 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 Vodafone - Good outdoor, variable in-home
O2 and Three - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.

Networks in your area:- Openreach, 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 125 years from 2005. Service Charge is currently running at £1,850 per annum 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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