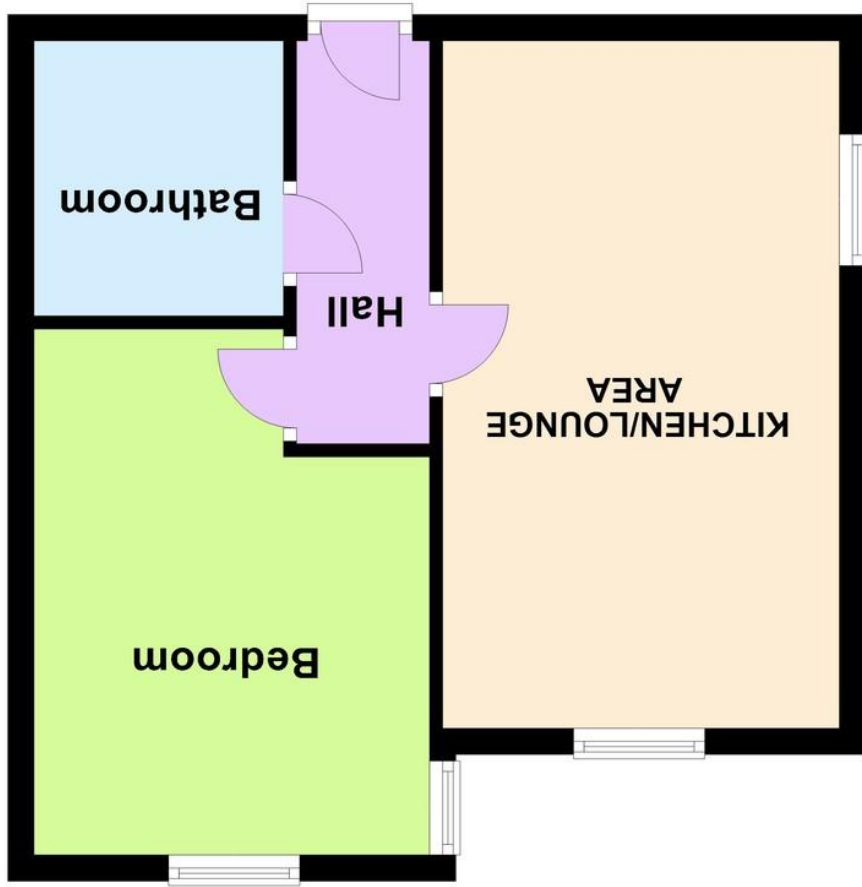
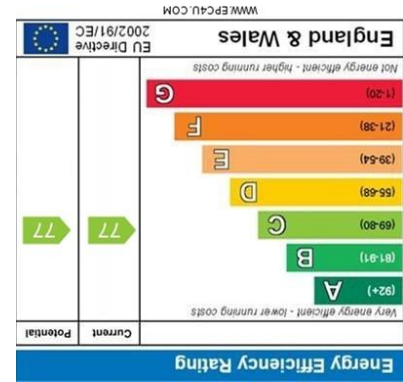


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor

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.



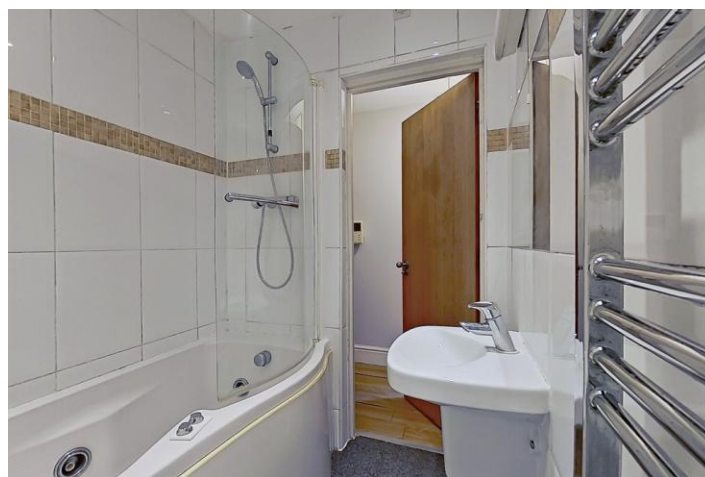
Boldmere | 0121 321 3991



- ONE BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- SECURE GATED PARKING
- RESIDENTS GYM

The Florins, 14-18 High Street, Sutton Coldfield, B72 1UX

£165,000



## Property Description

This neutrally decorated apartment, ideal for a single occupant or a couple, is now available for sale. Situated in a convenient location with easy access to public transport links and local amenities, this property offers comfort and practicality. The flat comprises a well-proportioned bedroom, a spacious bathroom, and a fully equipped kitchen. The living space includes an open plan kitchen/living area, perfect for relaxation or entertainment. The property's neutral decor allows for personalisation to suit individual tastes, making it easy to create a warm and inviting atmosphere. Whether you are looking for your first home or a buy-to-let investment, this flat offers a versatile living space in a sought-after location.

Don't miss the opportunity to make this apartment your own and enjoy the convenience of a town centre location with all the necessary amenities close at hand. Book a viewing today to experience the charm and comfort this property has to offer.

**OPEN PLAN LOUNGE/KITCHEN 17' 4" x 11' (5.28m x 3.35m)** Having double glazed window to the rear, radiator to wall, telephone point, TV aerial point with a satellite connection, double glazed window to the rear, three wall light fittings, antio flooring and open access to the kitchen area.

**KITCHEN AREA** Comprising a modern fitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, sink and drainer unit with mixer over, integrated electric oven, integrated electric hob and built-in cooker hood with splash back, built-in washer-dryer, integrated slim line dishwasher and integrated fridge and freezer, wall mounted central boiler concealed behind matching wall unit and spotlights to ceiling.

**BEDROOM 13' 11" x 10' 2" (4.24m x 3.1m)** Having double glazed window to the rear and to the side, radiator to wall, telephone point and TV aerial point.

**BATHROOM** Having a paneled Jacuzzi style bath, wash hand basin, low level flush W/C, wall mounted heated towel rail radiator, tiling to walls, built-in wall mirror and shaver point.

**UNDERCROFT PARKING** The property benefit from a one allocated undercroft parking space which has fob entry gating.

Council Tax Band C - Birmingham City Council

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 - voice and data available for EE, Three, O2 and Vodafone.

**Broadband coverage:-**  
Broadband Type = Standard Highest available download speed 18 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 220 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 with approximately 181 years remaining. Service Charge is currently running at £1832 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £175 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?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991