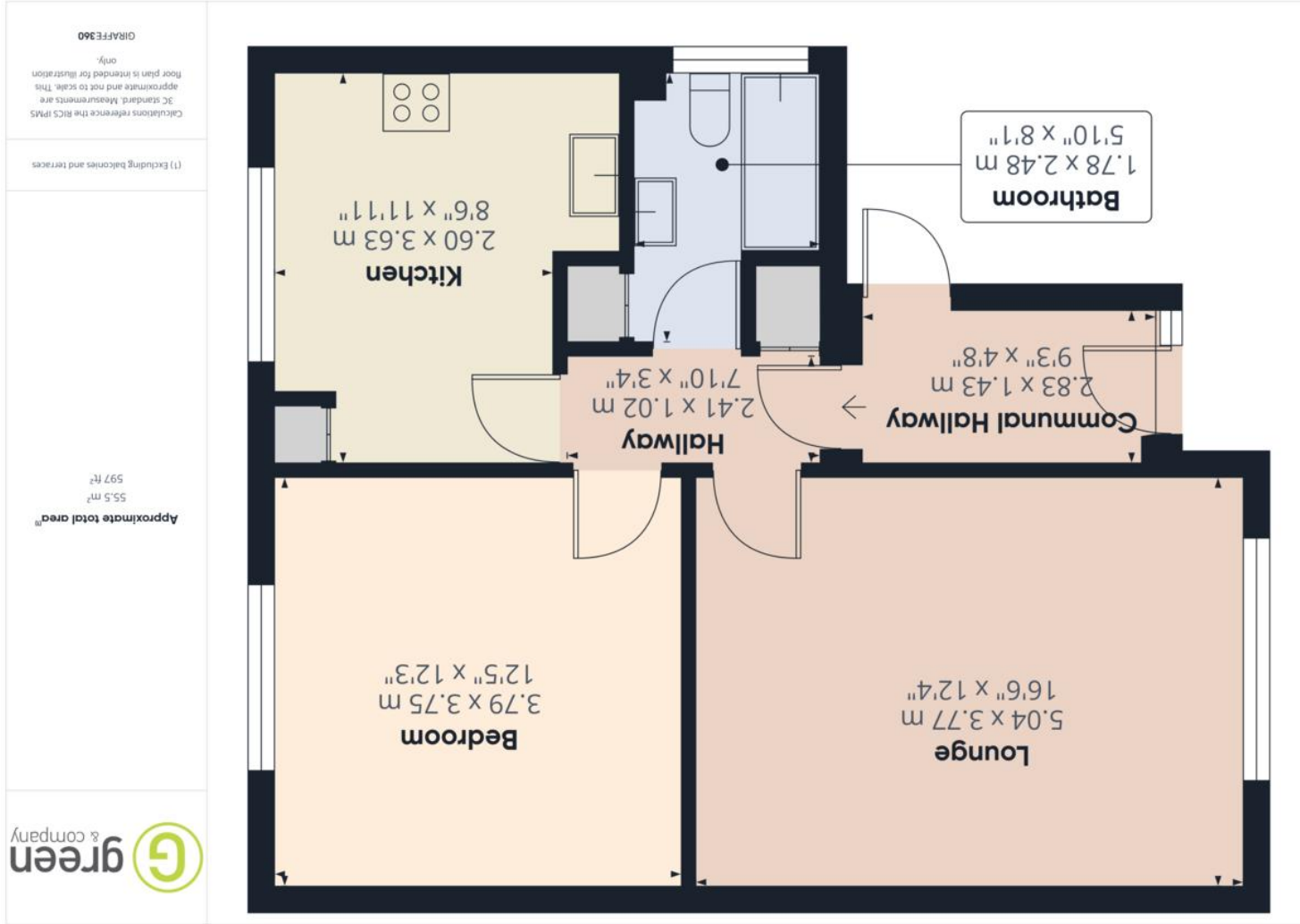


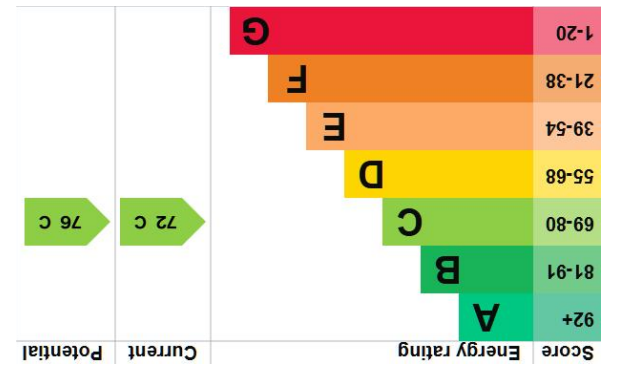
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- SIZEABLE LOUNGE
- MODERN BATHROOM
- DOUBLE GLAZED
- PERFECT INVESTMENT PROPERTY
- FITTED KITCHEN
- BUILT-IN STORAGE CUPBOARD



Flat Richmond Court, 371 Birmingham Road,  
 Sutton Coldfield, B72 1AT

£150,000



## Property Description

Are you looking for a beautifully presented, modern home that offers comfort, convenience, and excellent value? Look no further! This charming ground floor one-bedroom flat, priced competitively at just £150,000, presents an outstanding opportunity whether you're a first-time buyer seeking your perfect starter home or an investor aiming for a solid rental return.

Nestled opposite the bustling Wylde Green shops, this property benefits from a vibrant community atmosphere with a wide range of local amenities right on your doorstep. From cozy cafes and trendy boutiques to supermarkets and essential services, everything you need is within walking distance. For commuters, this location offers exceptional connectivity - Chester Road train station is just a short stroll away, providing swift access to Birmingham city center and beyond. Major bus routes also serve the area, making travel options flexible and straightforward.

Step inside this beautifully presented ground floor flat and immediately notice the contemporary decor and stylish finishes throughout. The property boasts gas central heating, ensuring warmth and coziness during cooler months while keeping energy bills manageable. The new front door not only enhances security but also adds to the property's fresh, inviting appearance.

For investors, this property offers a compelling proposition. With its excellent presentation and desirable location, it's likely to attract reliable tenants seeking convenient city commuting options combined with comfortable living. The long lease ensures peace of mind and reduces ongoing costs, while the modern features and attractive layout make it easy to rent out at competitive rates.

Potential rental income could be attractive, given the proximity to transport links and local amenities. The property's low maintenance requirements and energy-efficient gas central heating add to its appeal as a hassle-free investment.

If you're purchasing your first home, this flat delivers great value with its stylish upgrades, spacious layout, and prime position. It provides an excellent stepping stone onto the property ladder, offering a comfortable and modern living environment without the premium price tag of larger homes. With a generous lease and low running costs, it's a worry-free purchase that combines affordability with quality.

Prices like this, combined with such a desirable location and modern features, don't come around often. Whether you're looking to start your property journey, secure a dependable rental property, or simply invest in a high-quality home, this flat offers it all.

**OUTSIDE** Steps up to communal, door into communal hallway, front door straight ahead into hall.

**HALLWAY** Radiator, wood effect flooring.

**FITTED KITCHEN** 8' 6" x 11' 11" (2.59m x 3.63m) Space for washing machine, feature wall tiles, space for fridge freezer, gas hob, window with fitted blind and storage cupboard.

**BEDROOM** 12' 5" x 12' 3" (3.78m x 3.73m) Carpeted, window and radiator.

**LOUNGE** 16' 6" x 12' 4" (5.03m x 3.76m) Carpet, feature wall, wall lights, and ceiling light, front window, radiator, feature fire.

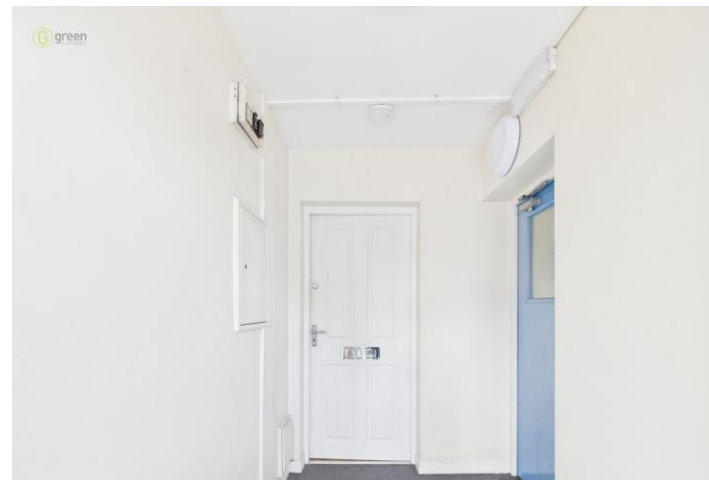
**BATHROOM** 5' 10" x 8' 1" (1.78m x 2.46m) White suite, toilet, sink, built in airing covered, radiator, window, tiled walls, tiled floor.

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

**OUTSIDE** There is communal parking on a first come, first serve basis.

Council Tax Band B - 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:-

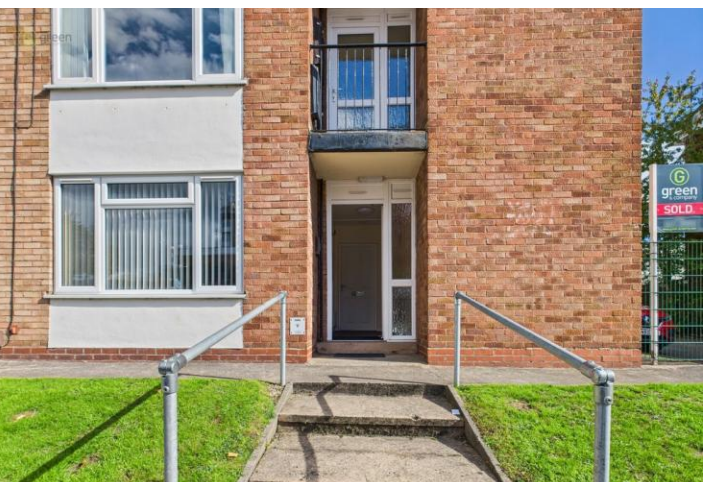
Mobile coverage for:  
 EE, O2, Three and Vodafone - Good outdoor and in-home

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:- Openreach, Virgin Media, CityFibre

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 988 years remaining. Service Charge is currently running at £80 per month and is reviewed (to be confirmed). The Ground Rent is currently running at £0. 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.

WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

