

FOR SALE



Medway Court, Garrard Gardens, Sutton Coldfield, B73 6DT

1 Bedroom, 1 Shower Room, Ground Floor Flat

Offers In Region Of £150,000





- GROUND FLOOR FLAT
- CENTRAL LOCATION
- COMMUNAL GARDENS
- DOUBLE GLAZING
- ONE DOUBLE BEDROOM
- LOUNGE/DINER
- FITTED KITCHEN
- SHOWER ROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

This GROUND FLOOR property is centrally located near Sutton Coldfield Town Centre and Train Station. This ground floor one bedroom property comes with lounge/diner, kitchen, shower room and a good sized double bedroom.

Communal gardens, with plenty of resident parking available

Electric Heating

EPC Rating D

HALLWAY 11' 11" x 3' 4" (3.63m x 1.02m) With laminated flooring, doors to shower room, kitchen, lounge/diner and bedroom. Built in storage

BEDROOM 12' x 10' 10" (3.66m x 3.3m) Double bedroom with large double glazed window to front. With carpeted flooring and built in wardrobe.

SHOWER ROOM 8' 3" x 6' 6" (2.51m x 1.98m) With built in airing cupboard, obscured double glazed window to rear, WC, hand wash basin and shower cubicle

KITCHEN 8' 5" x 7' 1" (2.57m x 2.16m) With double glazed window to rear, worktops, matching wall and base units, power and plumbing for under counter white goods, sink/drain, ceramic splash back tiling and service hatch to dining area.

LOUNGE/DINER 25' 6" x 11' 9" (7.77m x 3.58m) Full length open plan room, with windows to front and rear with carpeted flooring



Martin & Co are pleased to offer this nicely presented ground floor flat situated in a popular area of Sutton Coldfield near to train station, Sutton Park main gate and Gracechurch Shopping Centre all nearby.

This lovely flat has a lounge/dining room, fitted kitchen, shower room and communal garden and parking on a first come first served basis.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

GENERAL INFORMATION COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold starting 26th August 2011 to 21st March 2152 We have been advised the service charge is £1625.18 every 6 months The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Approximate total area[®]
609 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Sutton Coldfield **0121 321 6090**
14 Beeches Walk • Sutton Coldfield • B73 6HN
T: 0121 321 6090 • E: suttoncoldfield@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.