

Asking Price £259,950

Jayman
www.jayman.co.uk

Estate Agents



Jayman
FOR SALE
1543 416567

54 Walsall Road

Sutton Coldfield, West Midlands, B74 4QY

McClaren

54 Walsall Road, Sutton Coldfield, West Midlands B74 4QY

Jayman offer for sale this well presented two bedroom ground floor apartment at McLaren Court on the Walsall Road in Four Oaks. With two double bedrooms, ensuite to main, modern fitted kitchen, living room, bathroom and garage. Offered with no upward chain.

Approach

Accessed via front door which leads to a reception hallway with doors leading to;

Breakfast Kitchen

Great sized breakfast kitchen with a range of storage cupboards, oven with gas hob and extractor above, built in fridge/freezer, space and plumbing for washing machine. There is plenty of space for a breakfast table and chairs with window to fore.

Lounge

Good sized lounge with bay window to fore.

Master bedroom

Double bedroom with a range of built in wardrobes, window to side and door to ensuite.

Ensuite

With suite comprising of corner shower cubicle, wash hand basin and WC.

Bedroom 2

Double bedroom with window to side.

Bathroom

With suite comprising of bath with shower above, wash hand basin and WC.

Garage

Garage and parking space to rear.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

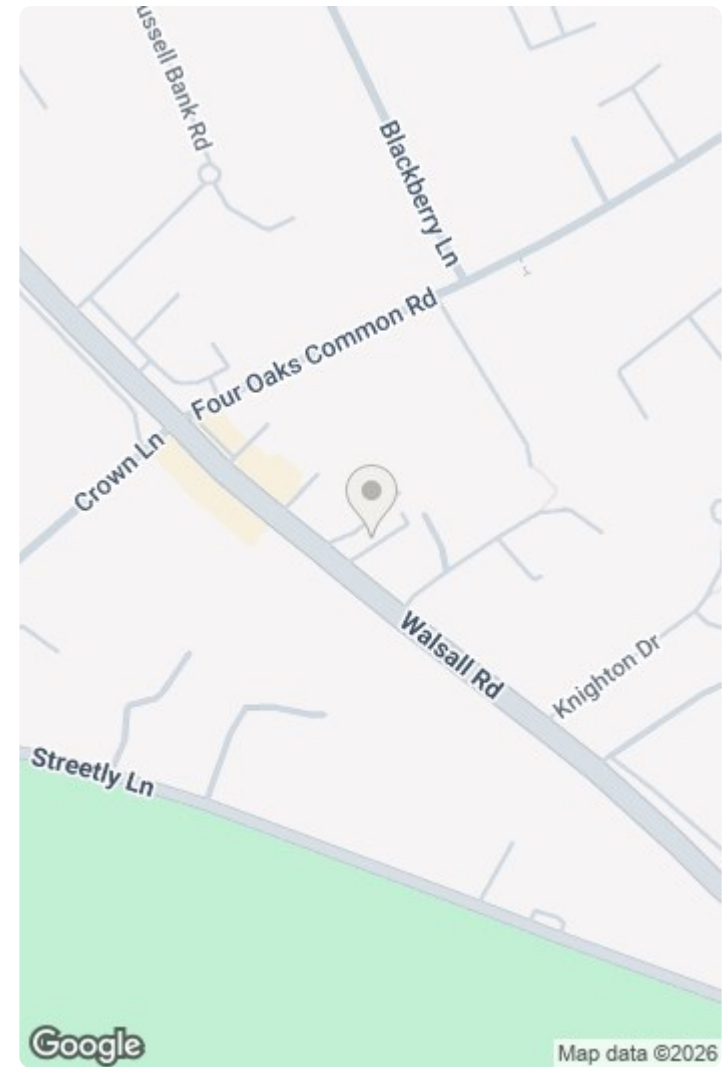
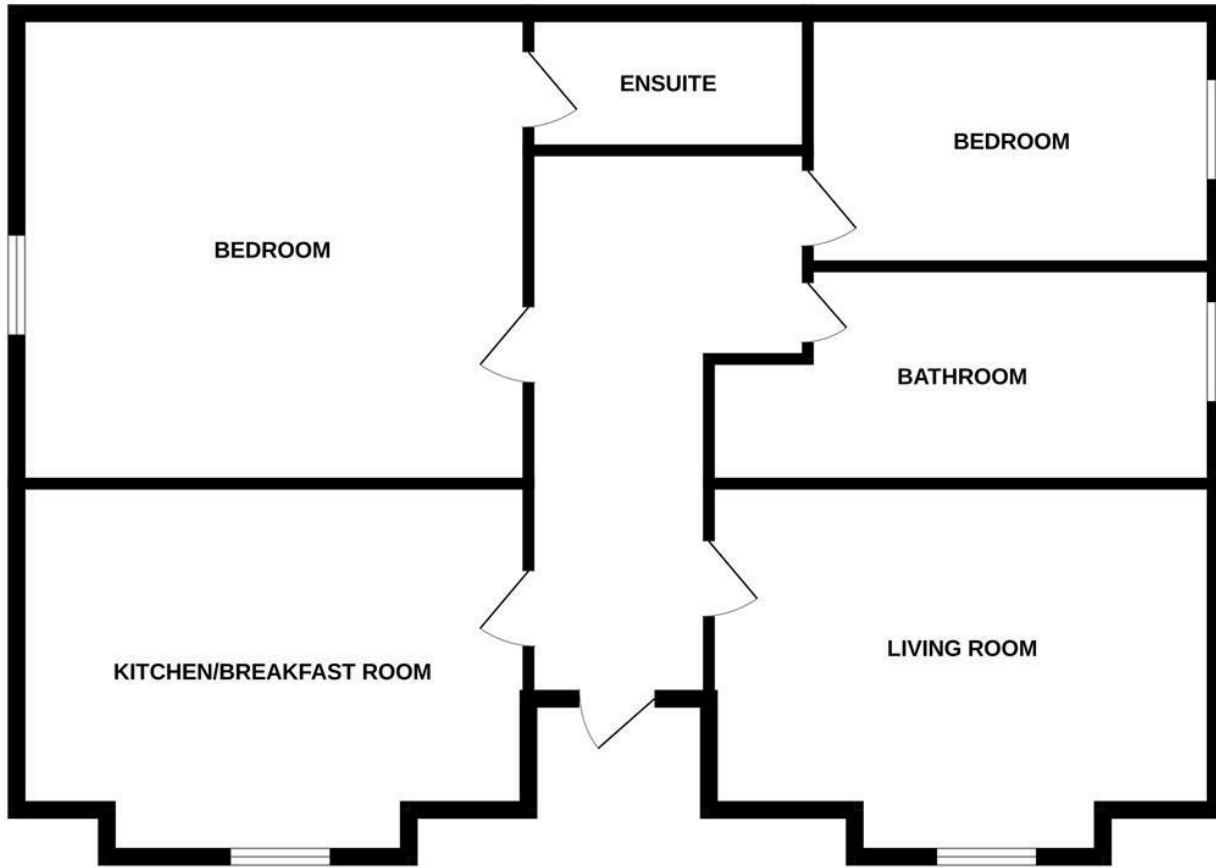
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current **C**, Potential **C**.
 Environmental Impact (CO₂) Rating: Current **C**, Potential **C**.

England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

