



## Flat 5 Union Place 723 Pershore Road

Selly Park, Birmingham, B29 7NY

Offers Over £170,000



\*\* TWO BEDROOM FIRST FLOOR FLOOR APARTMENT OFFERED WITH NO CHAIN!! \*\* We are delighted to offer to the market this well proportioned, two bedroom, first floor apartment that is superbly located to give good access to all of the nearby places of interest including; Cannon Hill Park, Edgbaston Cricket Ground, QE Hospital, Dental Hospital, City Centre and Birmingham University and is offered with no onward chain. In brief the accommodation on offer consists of; living area, dining area, integrated kitchen, bedroom one with en-suite shower room and a further second bedroom and apartment bathroom. The property is ideal for those looking to be close to good transport routes into the city, downsizing, first time buyers and investors! Energy Efficiency Rating B.



### Approach

This property is approached via a communal hallway with communal stairs leading to front entrance door opening into:

### Inner Lobby

With ceiling light point, wall mounted intercom system, door into airing cupboard housing the water tank and further wooden door opening into:

### Hallway

With Economy 7 wall mounted heater, ceiling light point and doors opening into:

### Living Room

14'2" x 21'7" max (4.32m x 6.60m max)

(2.97m x 5.60m Minimum)

With two ceiling light points, two electric storage heaters, double glazed PVC dual aspect windows to the side aspect and further door leading to:

### Kitchen

7'8" x 9'8" (2.36m x 2.97m)

With a selection of cream wall and base units with marble effect work surfaces, one and a half bowl sink and drainer with mixer tap over, Zanussi hob with extractor over, built-in cooker and microwave, space for washing machine and dishwasher and built-in fridge and freezer, tiling to splash backs and two double glazed windows to the side aspect, ceiling light point and lino to flooring.

### Bedroom One

12'4" x 10'4" (3.78m x 3.17m)

With built-in wardrobe providing useful storage, double glazed window to the side aspect, ceiling light point, wall mounted electric heater and door opening into:

### En-Suite Shower Room

6'4" x 5'6" (1.95m x 1.68m)

With low flush WC, sink on pedestal with mixer tap over, walk-in shower cubicle with shower attachment above, ceiling mounted extractor fan, ceiling light point, wall mounted heater and lino to flooring.

### Bedroom Two

10'0" x 9'10" (3.07m x 3.02m)

With wall mounted heater, ceiling light point and double glazed window to the side aspect.

### Bathroom

6'7" x 6'4" (2.03m x 1.95m)

With three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower attachment above, ceiling mounted extractor fan, ceiling light point, wall mounted heater, lino to flooring, tiling to splash backs and double opaque window to the side aspect.

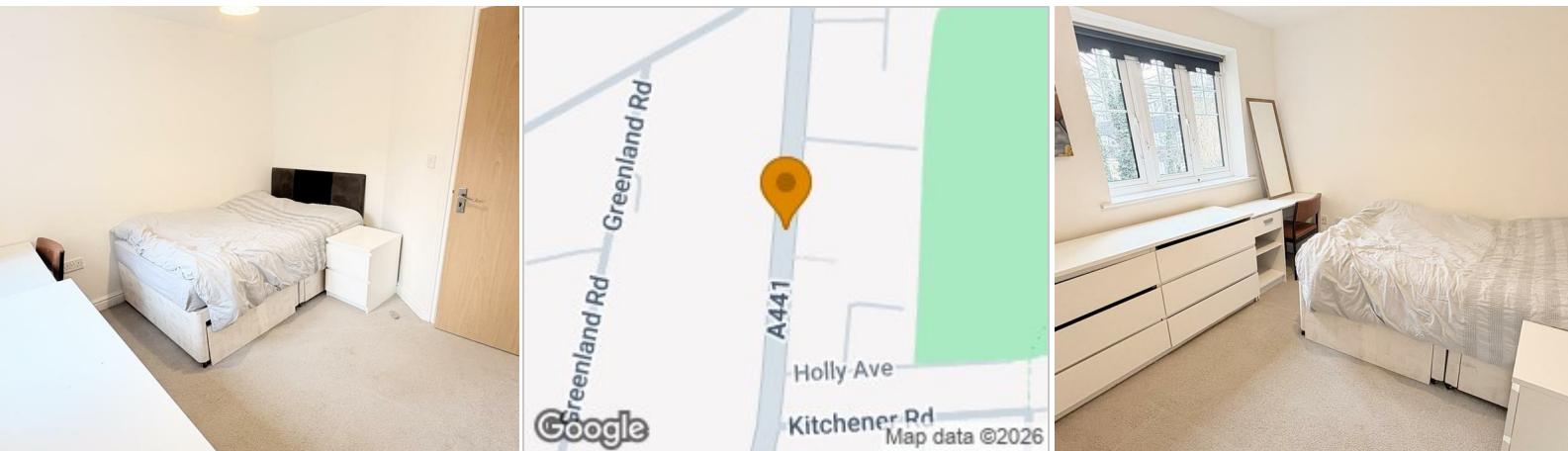
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 99 years, the ground rent is approximately £125.00 per annum and the service charges are approximately £1,800.00 per annum (subject to confirmation from your legal representative).

### Council Tax Band

According to the Direct Gov website the Council Tax Band for Union Place, Pershore Road, Selly Park, Birmingham, B29 7NY is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.





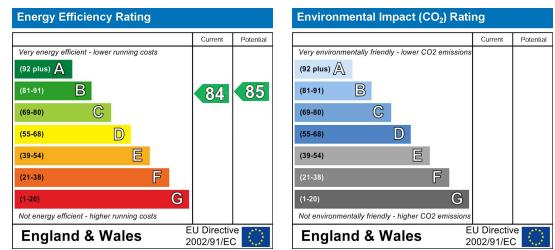
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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