



## Chestnut Court 875 Yardley Wood Road

Kings Heath, Birmingham, B14 4BL

Offers In The Region Of £152,500



**\*TWO BEDROOM FIRST FLOOR FLAT IN POPULAR LOCATION WITH NO UPWARD CHAIN!\*** Lovely modern, first floor apartment, set in this popular residential area, offering access to public transport facilities and direct commuter links to Kings Heath High Street, Birmingham City Centre and QE Hospital. In greater detail the accommodation comprises: inner communal lobby area, entrance hall with security intercom system, living room and kitchen, two bedrooms and apartment bathroom. The property further benefits from new electric heating, double glazing, communal gardens with allocated parking space. The property further benefits from no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a communal area with communal hallway leading to a wooden front entry door opening into:

#### Hallway

With electric storage heater, wall mounted intercom system, doors opening into two storage cupboards, one housing the water tank and further doors opening into:

#### Living/Kitchen

18'2" x 16'6" (5.55 x 5.04)

Living area with ceiling light point, wall mounted electric storage heater, double glazed window to the front aspect and double glazed patio door to the Juliette balcony.

Kitchen area with lino to flooring, wall and base units with marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, cooker, electric hob with extractor over, built-in fridge freezer, space for washing machine, tiling to splash backs and ceiling light point.

#### Bedroom One

12'4" x 12'1" (3.76 x 3.70)

With lino to flooring, double glazed window to the rear aspect, wall mounted electric heater and ceiling light point.

#### Bedroom Two

8'5" x 16'2" ( 2.57 x 4.93)

With double glazed door to the rear Juliette balcony and ceiling light point.

#### Bathroom

5'4" x 8'6" (1.63 x 2.61)

With a three piece bathroom suite comprising low flush WC, bath with mixer tap over an d shower attachment above, sink on pedestal with to taps over, ceiling extractor fan, ceiling light point, tiling to splash backs and lino to flooring.

#### Secure Allocated Parking

The property has one allocated parking space.

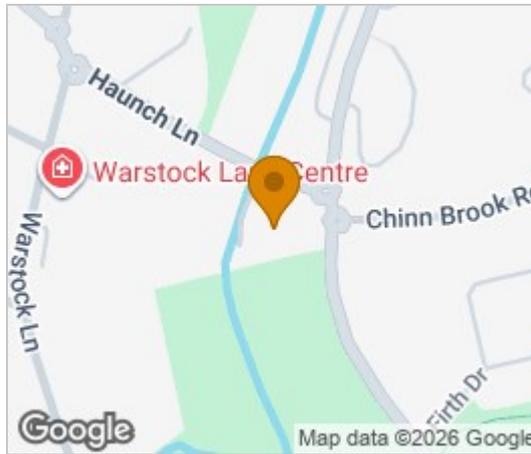
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 976 years, ground rent is approximately £175.00 per annum and the service charges are approximately £2,505.44 per calendar month (subject to confirmation from your legal representative).

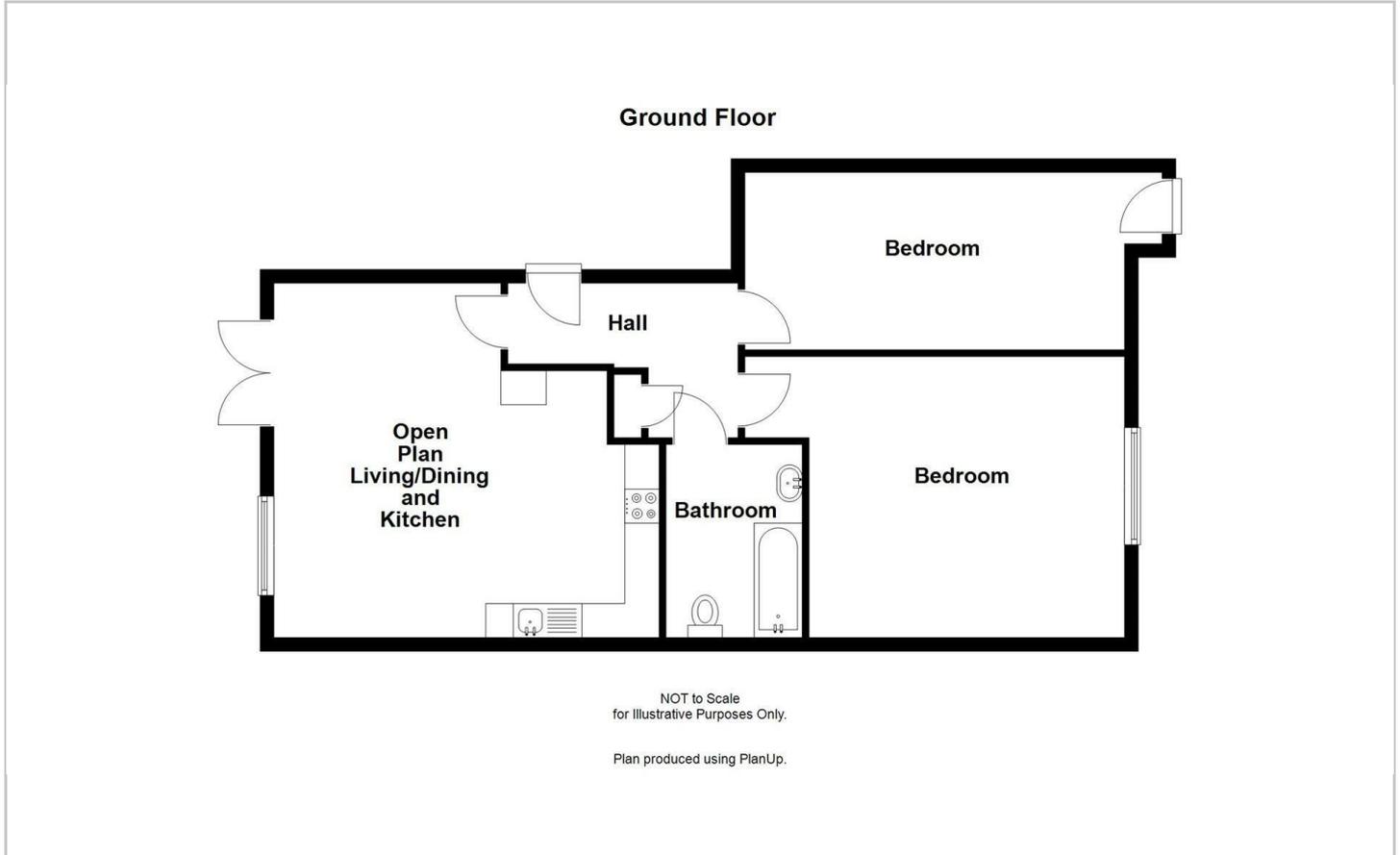
### Council Tax Band

According to the Direct Gov website the Council Tax Band for Chestnut Court, Yardley Wood Road, Birmingham, B14 4BL is band B and the annual Council Tax amount is approximately £1,830.25, subject to confirmation from your legal representative.





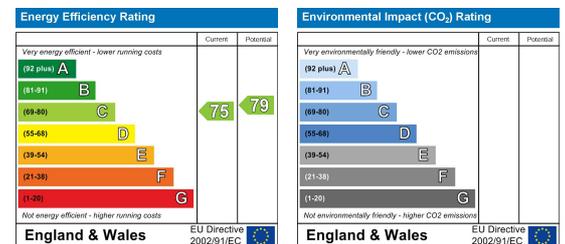
## Floor Plan



## 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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