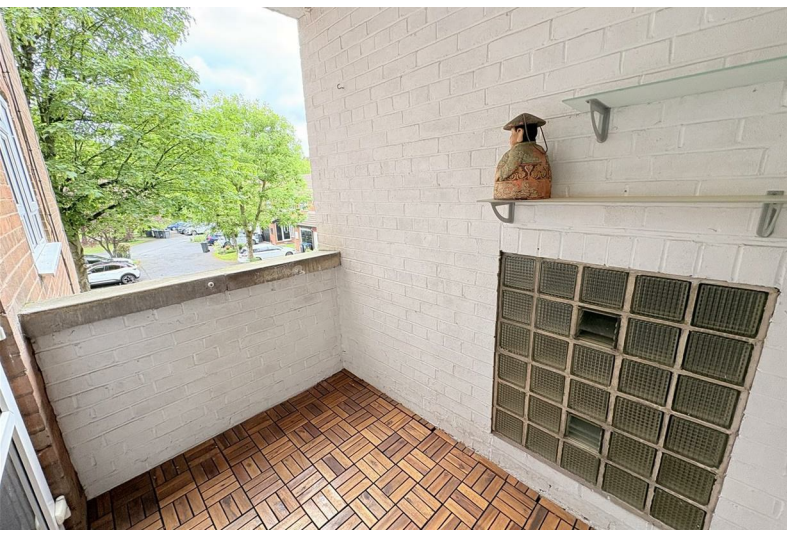




## 19 Griffin Court

West Drive, Edgbaston, B5 7RS

£100,000





**\*ONE BEDROOM FLAT\*** We are delighted to offer to the market this one bedroom flat which is located in this well maintained gated development which is superbly placed to offer excellent access to all of the nearby points of interest including; Cannon Hill Park, MAC Theatre, Edgbaston Cricket Ground, QE Hospital, Birmingham University and the shopping facilities offered by nearby Moseley, Harborne and the City Centre. The property benefits from electric heating and offers no upward chain. In brief the accommodation consists of; hallway, kitchen, living room, bedroom, bathroom and private balcony. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer, please contact our Moseley Office on; 0121 442 4040 or alternatively please visit our website for further information; [www.ricechamberlains.co.uk](http://www.ricechamberlains.co.uk).



### Approach

This second floor flat is approached via a front entry door opening into:

### Hallway

With ceiling light point and doors opening into

### Living Room

9'9" x 12'3" (2.99 x 3.75)

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

### Bedroom

12'4" x 7'9" (3.76 x 2.38)

With ceiling light point, double glazed window and door to balcony area and wall mounted electric radiator.

### Bathroom

7'0" x 8'11" (2.15 x 2.73)

With ceiling light point, tiling to flooring, tiling to walls, wall mounted electric radiator, hidden cistern low flush WC and wash hand basin, bath with two taps over and Creda shower over, door opening into airing cupboard housing the water tank, window overlooking the kitchen and double glazed opaque window to the side aspect.

### Kitchen

5'11" x 9'10" (1.82 x 3)

With wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold taps, space for washing machine, integrated cooker, space for under counter fridge freezer, pantry space with shelving, tiling to splash backs, double glazed window overlooking the balcony area door giving access to the balcony.

### Garage

Garage in separate block, not inspected.

Garage maintenance fee £ 37.50

Garage ground rent £ 1.00

Garage Insurance £ 34.79

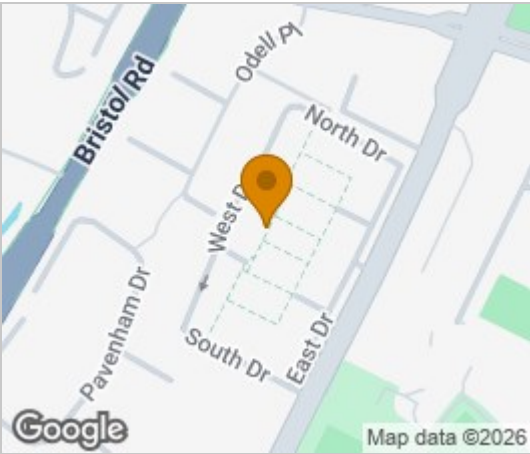
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 102 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £1,997.30 per annum. Garage insurance is £34.79 (subject to confirmation from your legal representative).

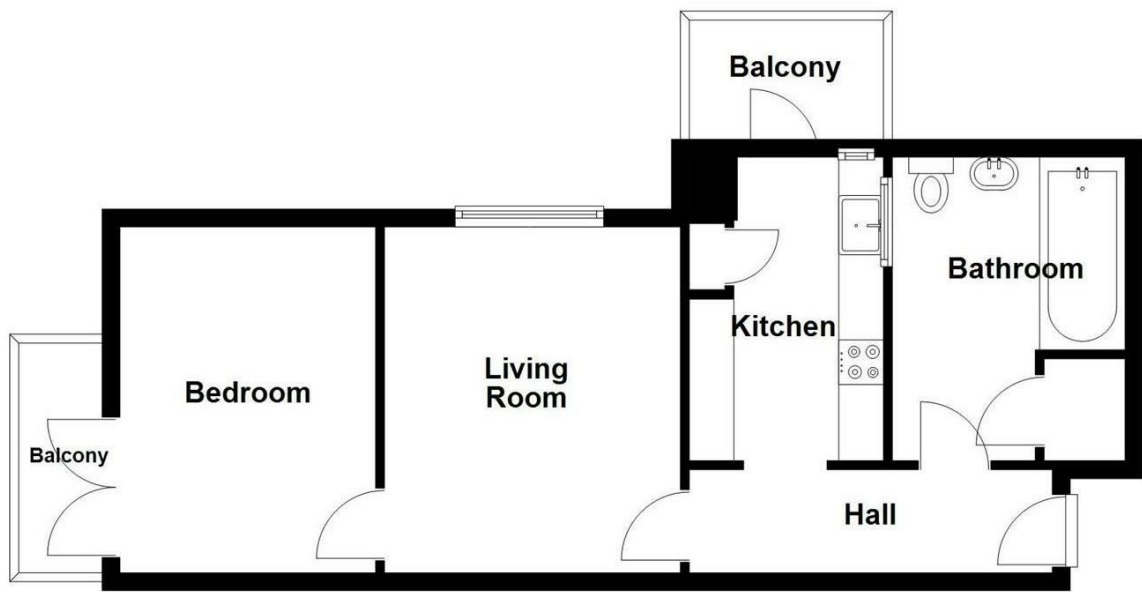
### Council Tax Band

According to the Direct Gov website the Council Tax Band for 19 Griffin Court West Drive, Edgbaston, B5 7RS is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.





## Floor Plan

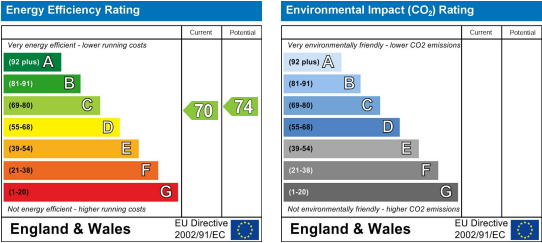


NOT to Scale  
for Illustrative Purposes Only.

## 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.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW  
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk