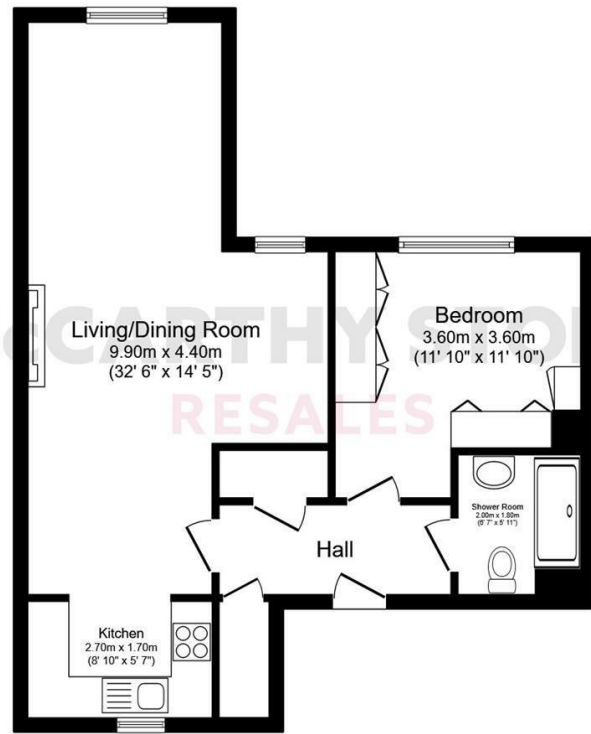


McCARTHY STONE RESALES

33 LORNE COURT SCHOOL ROAD, BIRMINGHAM, B13 9ET



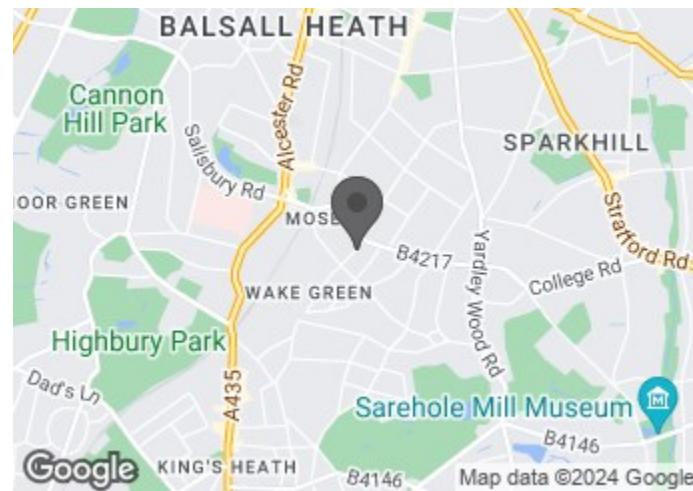
Total floor area 56.5 sq.m. (608 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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LORNE COURT, SCHOOL ROAD, MOSELEY, BIRMINGHAM

1 BED | £120,000

LORNE COURT

Lorne Court has been designed and constructed for modern living. The apartments boast Sky/Sky+ connection points in living rooms, fitted wardrobes in main bedroom. The dedicated House Manager is on site during working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

LOCAL AREA

Located in the heart of Moseley Village, a suburb of Birmingham south of the City Centre. Moseley is well known as a strong community of independent businesses, a range of gift shops, cafes, restaurants and bars. It's a short distance from the City Centre which is the host for many Arts venues such as Symphony Hall, Town Hall, National Indoor Arena, Hippodrome Theatre and Repertory Theatre.

ENTRANCE HALL

Front door with spy hole leads to the welcoming entrance hall. The door entry and 24-hour Tunstall emergency response system are situated in the hallway. There is also a door off to a very useful storage cupboard which

houses the Gledhill boiler. Further doors lead to the bedroom, shower room, and living room.

LOUNGE WITH DINING AREA

A generous living space with two good sized windows overlooking the buildings beautiful gardens and tree lined views.

There is adequate space for a dining table and chairs. Feature fireplace with inset electric fire making this a great focal point for the room. TV/Sky point, telephone point, and power points. Two ceiling lights.

SEPARATE KITCHEN

Beautiful kitchen offering a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

BEDROOM

A good size double bedroom with fitted wardrobes which includes hanging rail, shelving and mirrored doors. With additional built in wardrobes offering excellent clothes storage. Ceiling lights, TV and phone point. Window with pleasant outlook.

SHOWER ROOM

Fully tiled shower room with fitted suite comprising: Shower cubicle, low level WC, vanity unit with inset wash basin and wall mirror above. Emergency pull-cord.

SERVICE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,084.75 per annum (for financial year ending 28/02/2025)

Ground rent: £763.22 per annum

Ground rent review date: 1st Jan 2039

Lease: 125 Years from 1st Jan 2009

CAR PARKING SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. Please check with the House Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

