



Flat 15 Evergreen Court 1A Ashfield Avenue

Kings Heath, Birmingham, B14 7AT

Offers Over £170,000



****LOVELY TWO BEDROOM TOP LOOR FLAT IN PRIME LOCATION!**** We are delighted to offer to the market this top floor, two bedroom flat location on the popular Ashfield Avenue in Kings Heath offering excellent access to all nearby amenities provided in Kings Heath and Moseley, including cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre and the upcoming Kings Heath Train Station. The flat benefits from central heating and double glazing with the accommodation briefly comprises; communal areas, entrance hallway, living room, re-fitted kitchen, two bedrooms and bathroom. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this Flat on offer please contact our Moseley office.



Approach

With a communal area with stairs giving rise to the second floor accommodation with wooden front door opening into:

Hallway

With central heating radiator, 'Karndean' flooring, two ceiling light points, doors opening into storage two cupboards providing useful storage and further doors opening into:

Kitchen

6'11" x 14'6" (2.13 x 4.43)

With wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with mixer tap over, 'Hotpoint' cooker, electric hob with extractor over, built in 'Hotpoint' dishwasher and washer/dryer and fridge and freezer, continued 'Karndean' to flooring, 'Baxi' wall-mounted combination boiler, double glazed window to the side aspect, ceiling light point and pantry area providing useful storage.

Living Room

15'7" x 12'6" (4.77 x 3.83)

With central heating radiator, double glazed window to the rear aspect, 'Karndean' flooring and ceiling light point.

Bedroom One

12'2" x 10'11" (3.72 x 3.33)

With 'Karndean' flooring, door opening into wardrobes providing useful storage, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bedroom Two

10'11" x 9'10" (3.34 x 3.02)

Continued 'Karndean' flooring, central heating radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

8'1" x 6'10" (2.48 x 2.10)

With tiled flooring, tiling surround, three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, panel bath with shower and rainfall shower attachment over and mixer tap, central heated towel rail, wall-mounted extractor and ceiling light point.

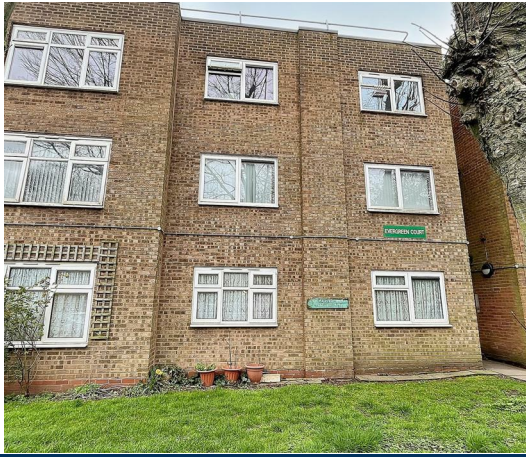
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 107 years, the ground rent is approximately £10.00 per annum and the service charges are approximately £400.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

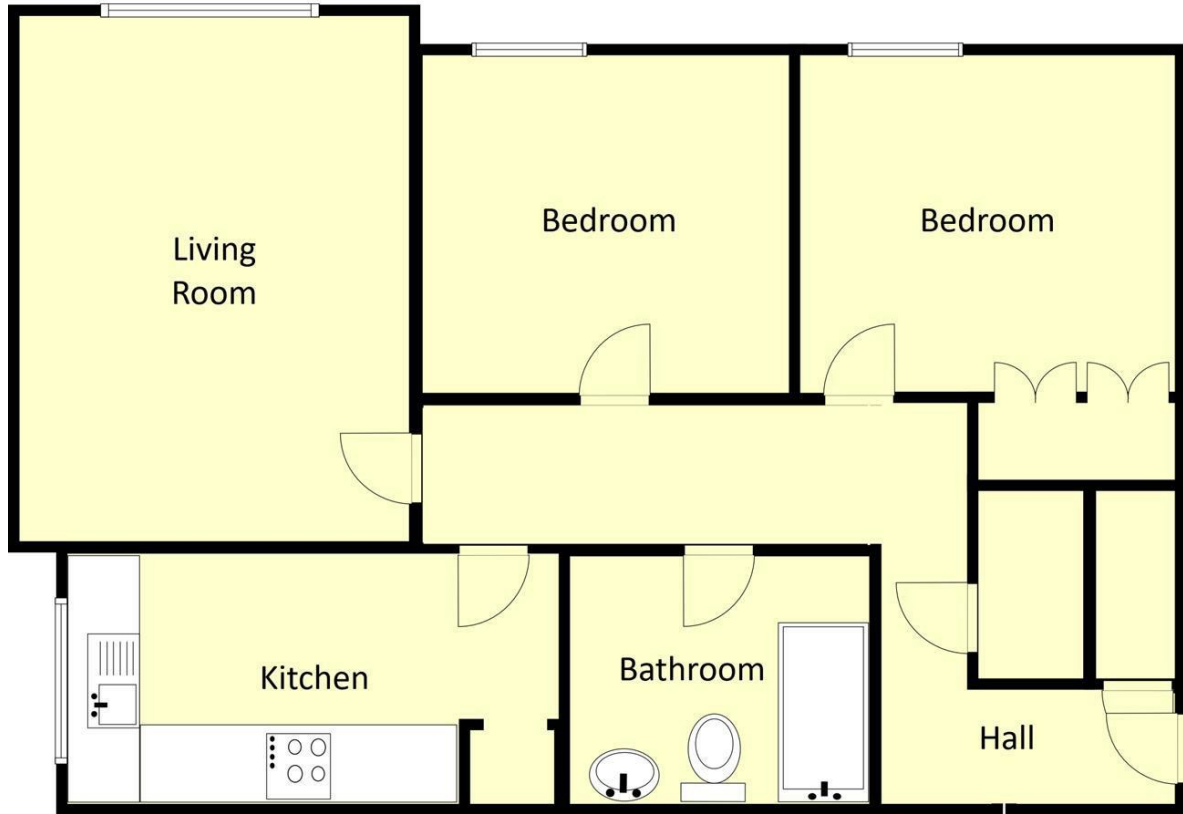
According to the Direct Gov website the Council Tax Band for Flat 15 Evergreen Court, 1A Ashfield Avenue Kings Heath, Birmingham, B14 7AT is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.





Floor Plan

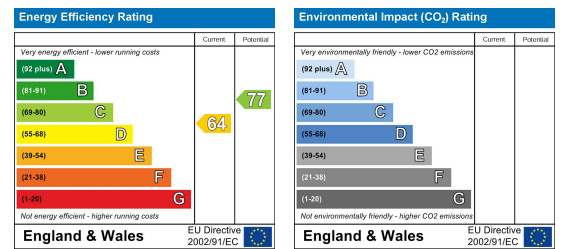
Evergreen Court For illustrative purposes only, NOT to scale.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.