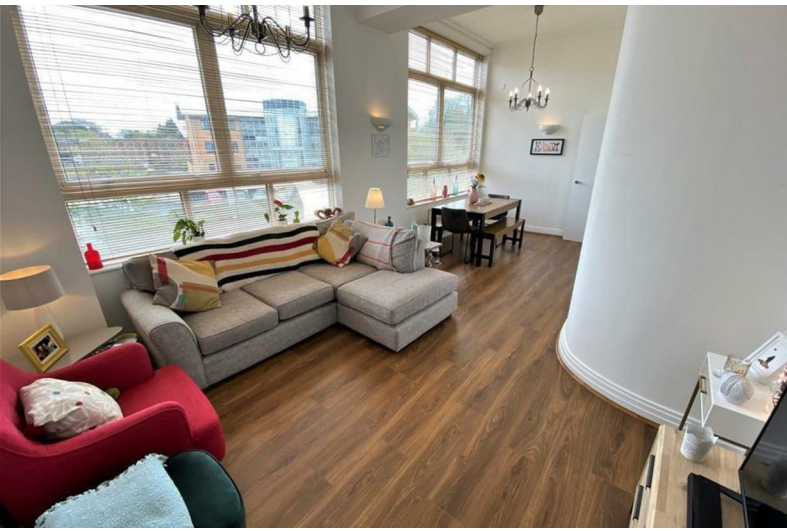




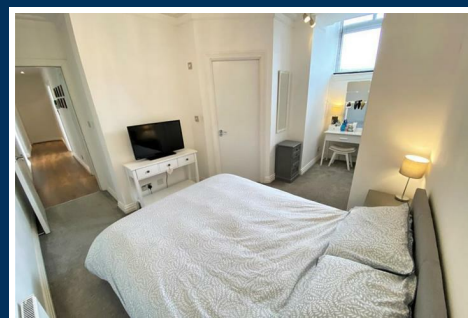
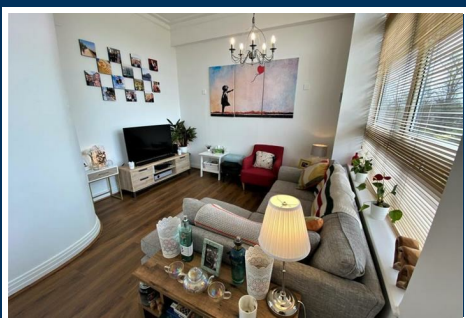
44 Britannic Park Yew Tree Road

Moseley, Birmingham, B13 8NQ

Offers Over £215,000



**** LOVELY SUNNY APARTMENT LOCATED IN THIS PRESTIGIOUS DEVELOPMENT IN THE HEART OF MOSELEY! **** We are delighted to present to the market this uniquely styled apartment located on the first floor of this much sought after development in Moseley. Located on the 'sunny' side of the development the flat itself is of a slightly different configuration than some of the other apartments and includes a larger than average kitchen and feature curved internal walls. Being ideally located for all of Kings Heath and Moseley shopping facilities it is also well positioned for access into the City Centre and also Cannon Hill Park, QE Hospital and Birmingham University. In brief, the accommodation which is offered with a concierge service and no chain comprises; secure gated parking, RESIDENTS GYM AND SWIMMING POOL, entrance hallway, two good bedrooms with en-suite to master bedroom, living / dining room, apartment shower room and a well proportioned breakfast kitchen. Energy Efficiency Rating C.



Approach

This first-floor, purpose built, two bedroom apartment, being uniquely styled, is approached via a communal entrance hall with stair and lift access to the first floor accommodation leading to hardwood front entry door opening into:

Hallway

With recessed spotlights to ceiling, curved interior walls, laminate wood effect floor covering, central heating radiator, telephone intercom system and various internal doors opening into:

Shower Room

5'6" x 8'2" (max) (1.68 x 2.49 (max))

With a low flush WC, wash hand basin on pedestal, double walk-in shower cubicle with mains power shower, tiling to splash back areas, tiling to floor, central heating radiator, ceiling-mounted extractor fan, recessed spotlights to ceiling, door opening into airing cupboard and a further door opening into a storage cupboard.

Living / Dining Room

12'8" (max) x 22'5" (max) (3.88m (max) x 6.85m (max))

With two large double-glazed windows to the front aspect, two ceiling light points, cornice to ceiling, laminate wood effect floor covering and curved interior walls.

Kitchen

12'9" x 22'6" (3.89 x 6.86)

This larger than average kitchen offers a selection of matching wall and base units with integrated appliances, one and half stainless steel sink and drainer with hot and cold mixer tap, in-set cooker with in-built extractor fan, tiling to floor, tiling to

splash back areas, recessed spotlights to ceiling and ceiling-mounted extractor fan.

Bedroom One

6'0" x 8'3" (max) (1.83m x 2.54m (max))

With a ceiling light point, cornice to ceiling, double walk-in wardrobe, further in-built shelving units, double-glazed window to the front aspect and interior door opening into:

En-Suite

6'0" x 8'4" (max) (1.83 x 2.54 (max))

Comprising of a walk-in double-shower cubicle with mains power shower, low-flush WC, tiled floor covering, wall-mounted heated towel rail and tiling to all splash back areas.

Bedroom Two

9'1" x 10'8" (2.77 x 3.25)

With a double-glazed window to the front aspect, in-built double mirror-fronted wardrobes, central heating radiator, cornice to ceiling and ceiling light point.

Facilities

Residents Gym with various gym equipment.

Residents Swimming Pool offering excellent on-site amenities.

Allocated parking space with visitor parking spaces available too.

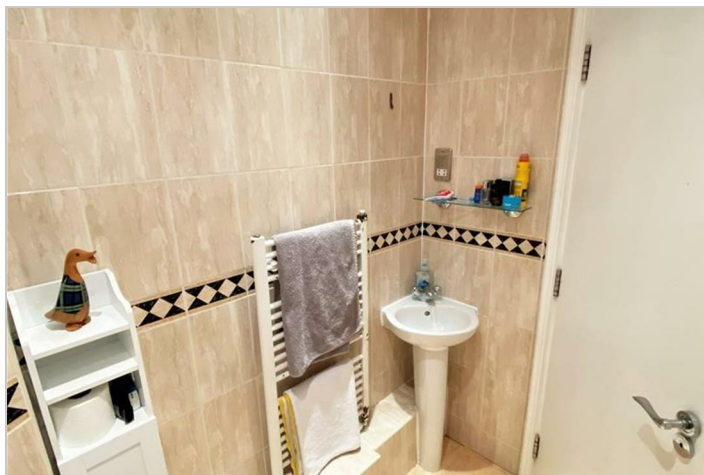
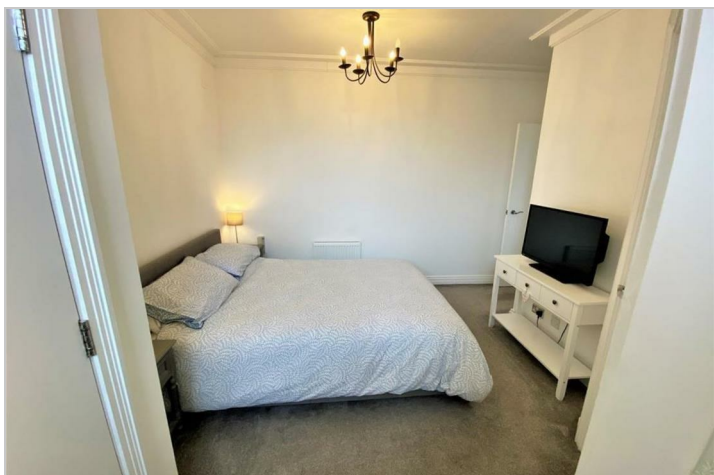
Communal Gardens Wrapping around the development with mainly mature lawned areas with a selection of decorative flowerbeds, plants, trees and shrubs.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease year amount is 100 years, the ground rent is approximately £150.00 per annum and the service charges are approximately £285 per month (subject to confirmation from your legal representative).

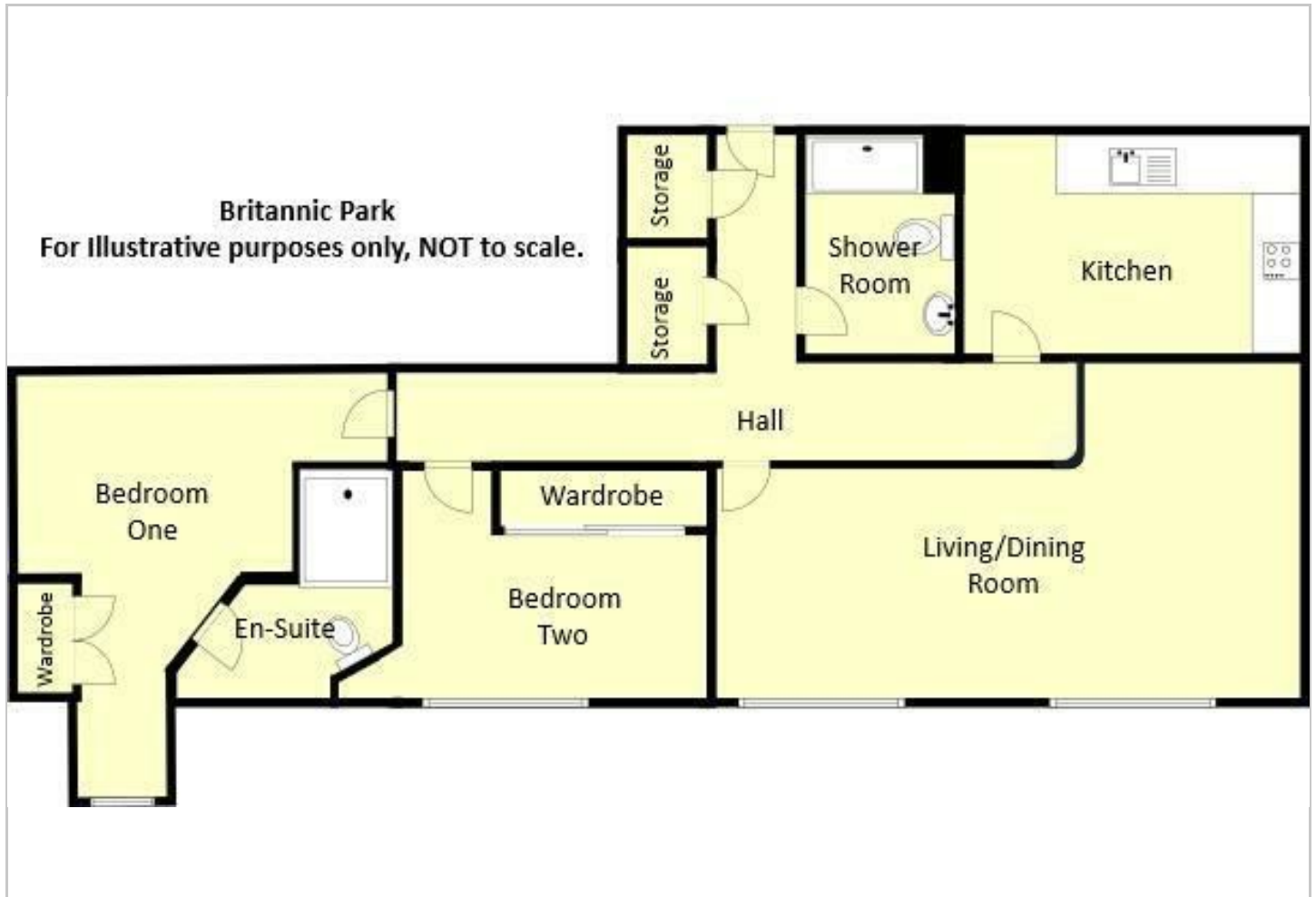
Council Tax Band

According to the Direct Gov website the Council Tax Band for Britannic Park, Yew Tree Road, Moseley, Birmingham, B13 8NQ is band E and the annual Council Tax amount is approximately £2,029.26 subject to confirmation from your legal representative.





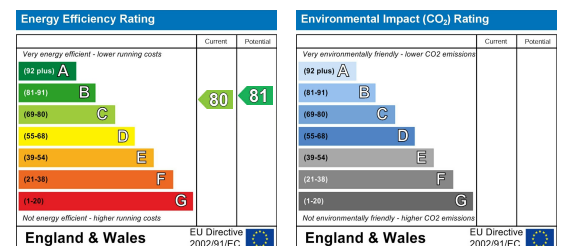
Floor Plan



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



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.