



Flat 6, Green Wickets Alcester Road South

Kings Heath, Birmingham, B14 6DT

Offers Over £165,000



A lovely two bedroom, first floor flat in a purpose built block! Located in a prime location, the property boasts excellent access for Kings Heath High Street and its abundance of amenities including shops, transport links, schools and restaurants, ranging from independents to franchises. The property comprises of a spacious lounge with floor to ceiling windows, fitted kitchen, bathroom with shower over the bath and two bedrooms with further floor to ceiling windows, overlooking the well maintained communal grounds. Further offering double glazing, electric heating and a garage. Energy Efficiency Rating TBD. To truly appreciate this amazing flat, call our Moseley office today!



Approach

The property is approached via communal ground leading into a communal hallway with stairs rising to the first floor with wooden door opening into:

Hallway

With wood effect laminate flooring, storage heater, ceiling light point, wall mounted intercom system, doors opening into two storage cupboards and doors opening into:

Bathroom

5'5" x 6'0" (1.67 x 1.85)

With stone effect tiled flooring, tiled walls, ceiling light point, wash hand basin with mixer tap, vanity unit with low flush WC, storage and shelving space, panel bath with hot and cold taps and Triton shower over.

Kitchen

8'8" x 7'0" (2.66 x 2.14)

With a selection of wall and base units with work surfaces incorporating Induction hob with Electrolux extractor over, built-in oven, space for washing machine, dryer and fridge freezer, double glazed window to the side aspect overlooking the communal grounds, herringbone effect lino to flooring, tiling to splash backs and sink and drainer with mixer tap over.

Living Room

17'4" x 10'11" (5.30 x 3.35)

With two ceiling light points, laminate wood effect flooring and double glazed window to the front aspect giving views to the communal grounds and a further double glazed window to the side and storage heater.

Bedroom One

10'5" x 11'10" (3.19 x 3.62)

With ceiling light point, double glazed windows to the front aspect overlooking the communal grounds and built-in wardrobes with hanging space.

Bedroom Two

7'8" x 10'0" (2.35 x 3.05)

With a double glazed window to the front aspect and ceiling light point.

Communal Grounds and Garage

Well maintained grounds and shrubs and a garage which has not been inspected.

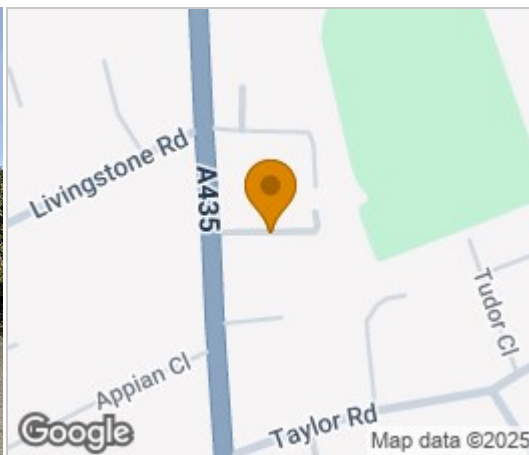
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 974 years, there is no ground rent and the service charges are approximately £1,084.88 per annum (subject to confirmation from your legal representative).

Council Tax Band

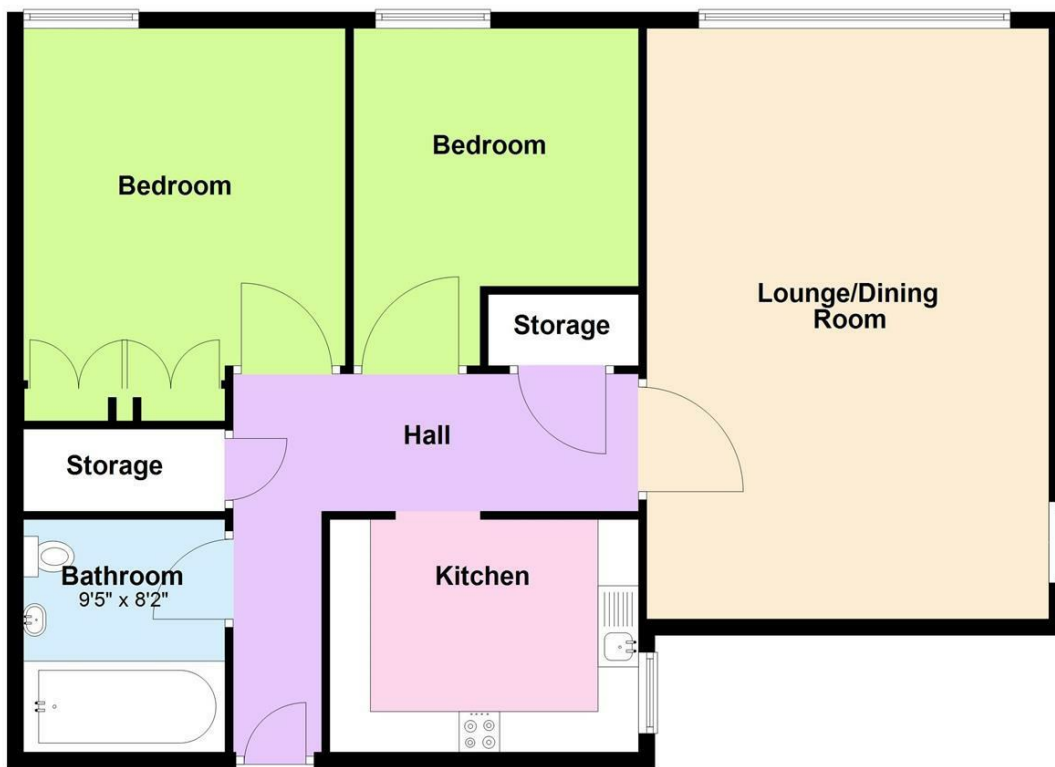
According to the Direct Gov website the Council Tax Band for Flat 6, Green Wickets, Alcester Road South Kings Heath, Birmingham, B14 6DT, is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





Floor Plan

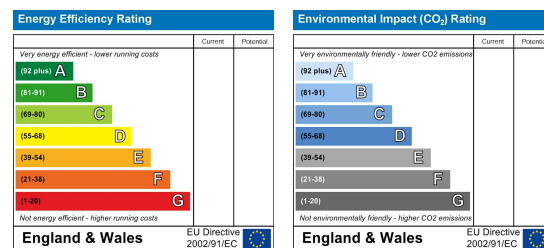
Green Wickets - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Rice Chamberlains 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.