



395 Haunch Lane

Kings Heath, Birmingham, B13 0PS

Offers Around £150,000



We are delighted to offer for sale this modern, second floor apartment, set in this popular residential area, offering access to public transport facilities and direct commuter links to Kings Heath High Street, Birmingham City Centre and QE Hospital. In greater detail the accommodation comprises: inner communal lobby area, entrance hall with security intercom system, living room, kitchen, two bedrooms and apartment bathroom. The property further benefits from new oil fueled electric heating, double glazing, communal gardens with allocated parking space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

The property is approached via a front doorway leading into a communal hallway with stairs giving rise to the second floor accommodation with a front entry door opening into:

Flat Hallway

With oil fuel electric heating, carpet, loft access point, two ceiling light points, door opening into storage cupboard providing useful storage and further doors opening into:

Living Room

11'9" x 15'10" (3.59 x 4.84)

With two further oil fuel electric heaters, two double glazed windows to the front aspect, solid wood oak flooring and ceiling light point.

Kitchen

11'8" x 7'0" (3.57 x 2.15)

With lino to flooring, cream wall and base units, marble effect worksurfaces incorporating stainless steel sink and drainer with mixer tap over, integrated 'Limona' cooker, electric hob and extractor over, washing machine, built-in fridge and freezer, wall mounted 'Dimplex' electric heater, door opening into airing cupboard housing water tank and providing additional useful storage, double glazed opaque window to the side aspect, tiling to splash backs and ceiling light point.

Bedroom One

12'2" x 12'2" (3.72 x 3.71)

With oil fuel electric heater, double glazed window to the rear aspect, carpet, and ceiling light point.

Bedroom Two

7'9" x 17'10" (2.38 x 5.45)

With oil fuel electric heater, double glazed window to the rear aspect, carpet and ceiling light point.

Bathroom

5'4" x 8'7" (1.64 x 2.62)

With lino to flooring, three white piece bathroom suite comprising low flush WC, sink in pedestal with two taps over, panel bath with tap over and shower above, tiling surround, wall mounted extractor fan, wall mounted 'Dimplex' heater, ceiling light point and double glazed opaque window to the side aspect.

Secure Allocated Parking

With an allocated parking space through the gated entrance.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 975 years, ground rent is approximately £200.00 per annum and the service charges are approximately £2,240.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax

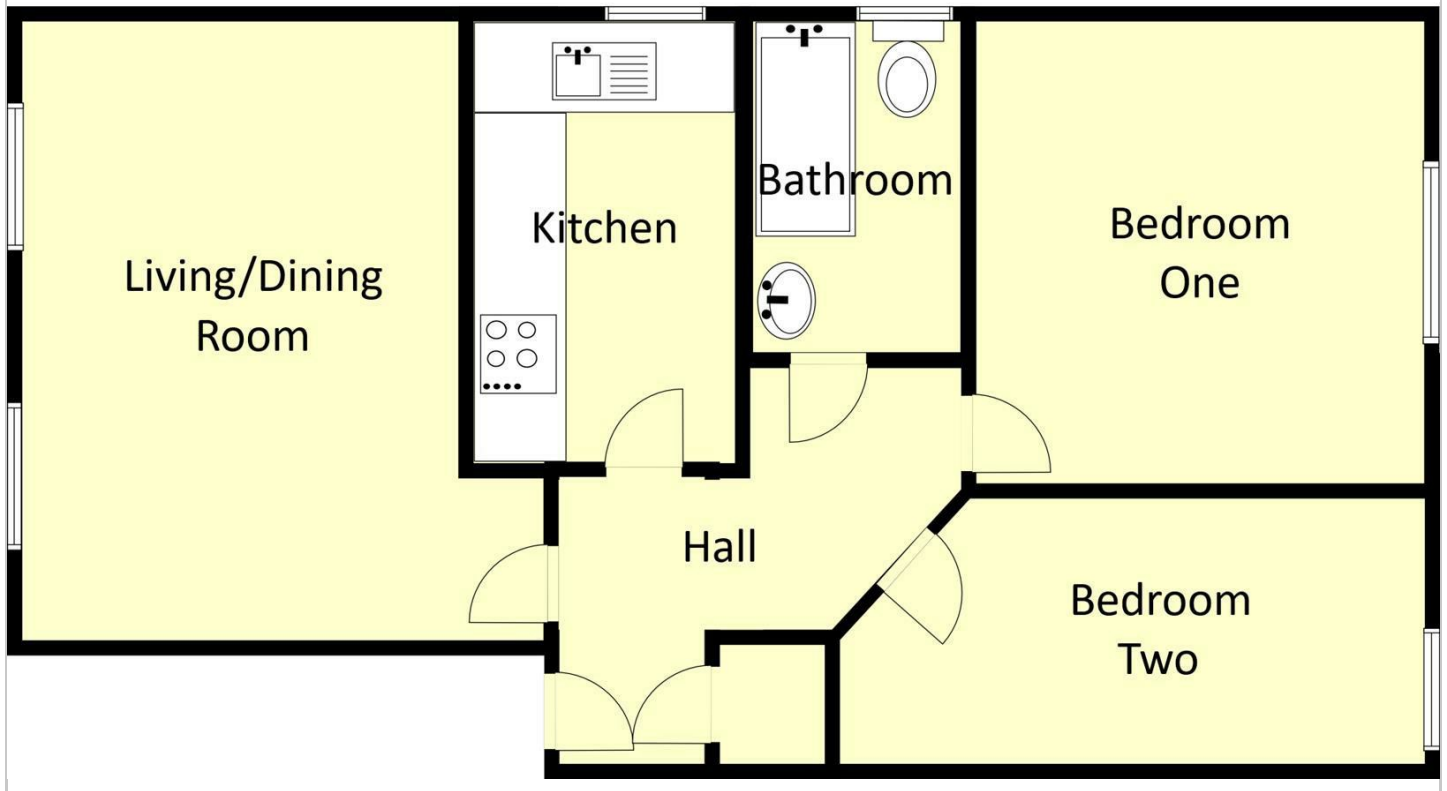
Band for 395, Haunch Lane Kings Heath, Birmingham, B13 0PS is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan

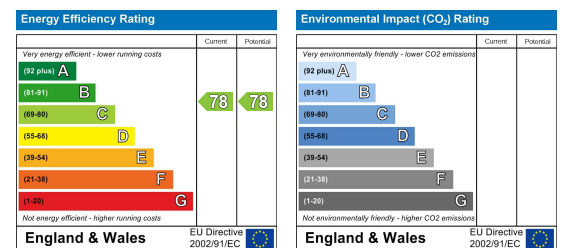
Haunch Lane For illustrative purposes only, NOT to scale.



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.