



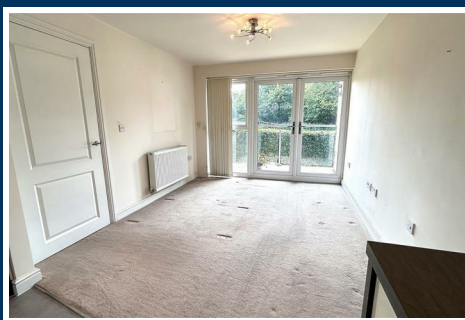
Apartment 2, 531 Tessall Lane

Birmingham, B31 5HA

Offers In The Region Of £105,000



This well presented, ground floor apartment is ideally situated within close proximity of great transport links including the M5 and M42 and all local amenities. The accommodation briefly comprises; secure entrance, entrance hallway, open plan living room/kitchen with access to a balcony, bedroom with built-in wardrobes and bathroom. The property also benefits double glazing, central heating, allocated parking space and No Upward Chain. EPC Rating C. Viewing is a must to appreciate what this lovely apartment has to offer. To arrange a viewing please contact our Kings Norton Office.



Approach

The property is approached via a communal front entry door with intercom system opening into communal hallway with front entry door opening into:

Hallway

With ceiling light point, central heating radiator, storage cupboard housing Gloworm central heating boiler, ceiling light point and wall mounted fuse box and doors opening into:

Open Plan Living/Kitchen

17'6" max x 9'9" max (5.359 max x 2.978 max)

Living area with central heating radiator, ceiling light point, double glazed French doors with accompanying double glazed windows giving views and access out to the balcony area and walkway into kitchen area. With double glazed window to the rear aspect, a selection of matching wall and based units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, integrated four ring burner gas hob with extractor over, integrated fridge and freezer, integrated Indesit double oven and grill, space facility for washing machine, integrated slimline dishwasher.

Bedroom

10'9" x 9'5" (3.282 x 2.890)

With double glazed window to the front aspect, double doors giving access into the built-in wardrobes, central heating radiator and ceiling light point.

Bathroom

6'1" x 5'5" (1.870 x 1.669)

With double glazed obscured window to the rear

aspect, bath with two taps over and mains powered shower over, tiling to splash back areas, wall mounted wash hand basin with mixer tap over, low flush push button WC, wall mounted central heating towel rail, ceiling light point and ceiling mounted extractor fan.

Balcony

Overlooks the front aspect with wall mounted light point.

Communal Garden

Rear communal gardens and an allocated parking space.

Tenure

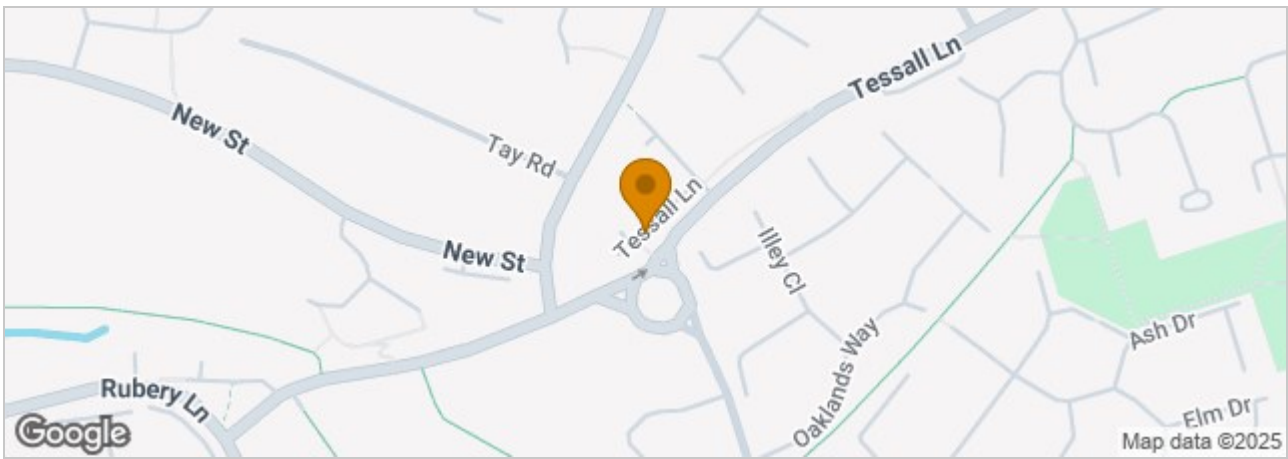
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 113 years, the ground rent and service charges are approximately £975 per 6 months (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Tessall Lane Birmingham, B31 5HA is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

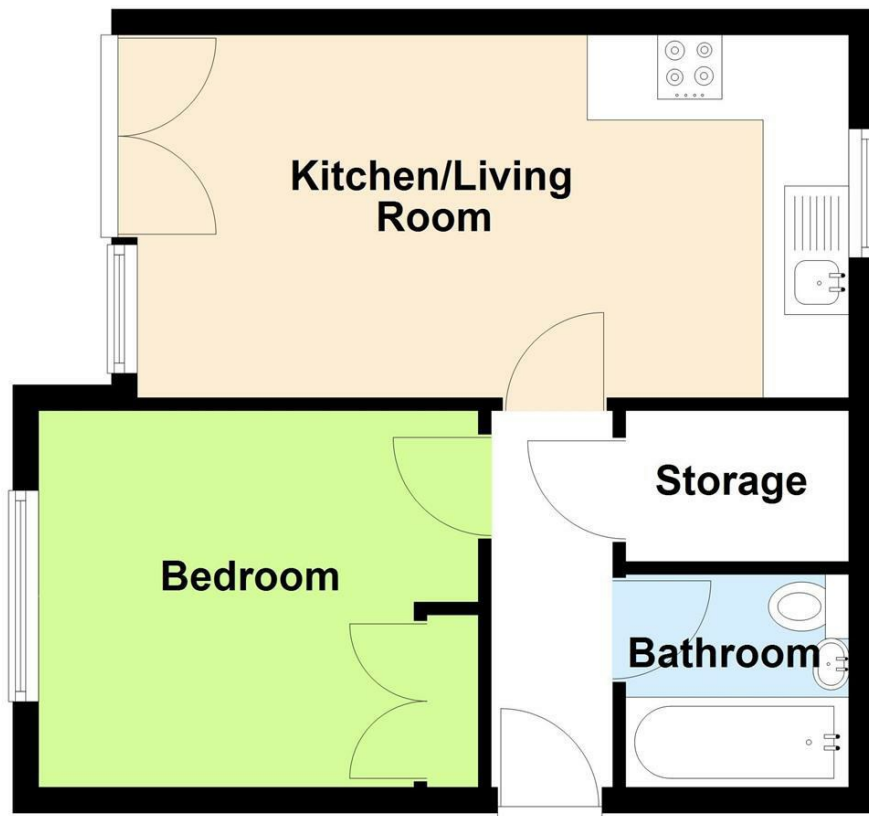
Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Floor Plan

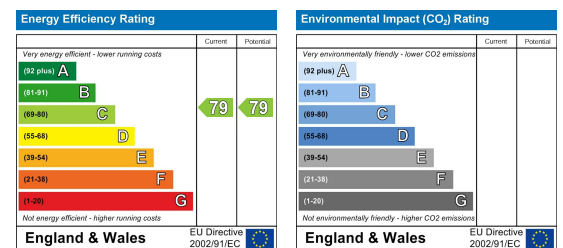
Tessall Lane - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.