



Connells

Heeley Road
Selly Oak Birmingham



Property Description

A two bedroom second floor apartment in a great location near to the Bristol Road. Suitable for professional buyers, first time buyers or investors. Situated within walking distance of the Bristol Road, Selly Oak train station, canal path, shops, restaurants, pubs and only a short distance to Queen Elizabeth hospital and University.

Accommodation comprises; living room, kitchen, bathroom, two bedrooms, parking space to the rear and access to the communal garden.

Heeley Road benefits from having no chain!

Approach

Secure door intercom system leading onto main accommodation. Hallway with staircase rising to the second floor.

Hallway

L-shaped, laminated floor, wall mounted electric heater, storage cupboard housing boiler, doors onto;

Lounge

14' 5" x 10' 6" max into window (4.39m x 3.20m max into window)

Two dormer windows to front elevation, laminated floor, electric heater, TV point, some restricted head height.

Kitchen

7' 11" x 6' 1" (2.41m x 1.85m)

Matching wall and base units, induction electric hob, extractor fan over and oven beneath, space for fridge freezer and plumbing for washing machine, sink with drainer, feature ceiling spotlights.

Bedroom One

13' 8" x 10' 6" (4.17m x 3.20m)

Double glazed window to front elevation and additional window to side, laminated floor, ceiling light point, electric heater, some restricted head height.

Bedroom Two

9' 10" x 6' 9" (3.00m x 2.06m)

Double glazed window to side elevation, laminated floor, ceiling light point, wall mounted electric heater.

Bathroom

Modern suite comprising of panelled bath with mixer shower over and screen, low flush W.C. wash hand basin, feature ceiling spotlights, extractor fan, part tiling.

Parking

Allocated parking space

Tenure

108 years left on the lease

Service charge - £611 per half year

Ground rent - £100 per half year









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO309129

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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