

for sale

offers in excess of **£290,000** Leasehold



## Britannic Park Yew Tree Road Moseley BIRMINGHAM B13 8NF

Two bedroom second floor apartment with en-suite and bathroom, lounge, kitchen, private parking and communal gardens.

- Energy Rating: C
- Second Floor Apartment
- Two Bedrooms
- En-Suite
- Bathroom

# Property Details

## Communal Entrance

Communal entrance with stairs and lift to all floors, intercom access.

## Entrance Hall

Storage cupboard, doors to landing.

## Kitchen 10' 3" x 7' 2" ( 3.12m x 2.18m )

Combination of wall and base units, integrated electric oven with gas hob and hood, fridge/freezer, one and half sink, door to

## Lounge 17' 6" x 16' 1" ( 5.33m x 4.90m )

Open plan living area with high vaulted ceilings, two double glazed windows to the front, door to balcony, wall mounted radiator.

## Bedroom 1 15' 4" x 10' 5" ( 4.67m x 3.17m )

High vaulted ceilings, two double glazed windows to the front, door to balcony, wall mounted radiator, door to walk in wardrobe, door to en-suite.

## En-Suite 10' x 4' 4" ( 3.05m x 1.32m )

Low level W.C, wash basin and shower.

## Bedroom 2 13' 1" x 9' 5" ( 3.99m x 2.87m )

Two double glazed windows to the rear, wall mounted radiator, storage cupboard, door to

## Bathroom 10' x 4' 4" ( 3.05m x 1.32m )

Low level W.C, hand wash basin, bath.

## Outside

Private parking, communal gardens.





To view this property please contact Connells on

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BIRMINGHAM B14 7BW

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: KTH309903 - 0005

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for leasehold properties.

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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