

for sale

offers in the region of **£125,000** Leasehold



## Willow Court Coppice Road Birmingham B13 9DP

FIRST FLOOR flat a short walk from MOSELEY VILLAGE known for its independent restaurants, cafes, shops. The property has a SPACIOUS lounge/dining room, MODERN kitchen, and double bedroom. NO CHAIN. An ideal purchase for a FIRST TIME BUYER or investment property.

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# Property Details

## Communal Entrance

Communal door to rear, stairs to first floor.

## Entrance Hall

Door to landing, electric wall mounted heater, two storage cupboards, doors to

## Lounge 16' 7" max x 10' 8" ( 5.05m max x 3.25m )

Double glazed window to front, electric wall mounted heater.

## Kitchen 9' 7" x 6' 8" ( 2.92m x 2.03m )

Double glazed window to rear, range of wall and base units, single drainer sink, electric oven and hob with overhead hood, fridge freezer.

## Bedroom 12' 3" x 11' 1" ( 3.73m x 3.38m )

Double glazed window to rear, electric wall mounted heater.

## Bathroom

Double glazed window to rear, bathtub with over bath electric shower, hand wash basin, low level W.C.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310412 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1960.73

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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