

AmberCourt

lettings



A well-presented three bedroom terraced house

Modern fitted kitchen with appliances

Three double bedrooms to first floor

Two reception rooms

Refitted ground floor bathroom with bath and separate shower enclosure

Gas central heating



269 Warwards Lane, Selly Oak, Birmingham. B29 7QR

Asking Price OFFERS OVER £230,000

Amber Court Lettings, 19 Raddlebarn Road, Selly Oak, Birmingham, B29 6HJ

Tel: 0121 689 8080 Email: info@ambercourtlettings.co.uk

Amber Court are delighted to offer for sale this well presented three bedroom terraced house that is located with nice views over Selly park. The property is well located for access to the University of Birmingham, QEHB and Birmingham's dental hospital as well as transport links to Birmingham Central. The property is currently let out on a AST agreement at £975 PCM until June 2020. The accommodation comprises two receptions, modern fitted kitchen with appliances, modern fitted ground floor bathroom with bath and separate corner shower cubicle and three double bedrooms to the first floor. The property benefits from central heating, double glazing, security alarm and rear garden. EPC RATING= D

Approach

Via Steps passing fore garden and leading to front door

Reception Hallway

with accommodation off

Reception room one 12' 9" x 8' 9" (3.88m x 2.66m)

Having double glazed bay window to fore and centrally heated radiator

Reception Room Two 12' 3" x 12' 1" (3.73m x 3.68m)

Having double glazed window to rear, central heated radiator and door to inner hallway

Inner Hallway

With stairs to first floor, under stairs storage area and door to kitchen

Kitchen 11' 8" x 6' 2" (3.55m x 1.88m)

Having an array of low level base units and draws covered by straight edge work surface incorporating sink unit and drainer, gas hob and double ovenr and chimney style extractor, various wall mounted cupboards, tiled splash backs, tiled floor housing for washing machine and dishwasher and double glazed window to side

Inner lobby

With wall mounted 'BAIXA' central heating boiler, door to rear garden and bathroom

Bathroom

Having white suite to include close coupled WC, pedestal wash hand basin, bath and separate shower cubical, tiled floor and tiled splash back, double glazed window to side and heated towel rail.



Stairs to first floor from inner hallway

Leading to landing passing double glazed window

Landing

With accommodation off

Bedroom One 12' 1" x 11' 4" (3.68m x 3.45m)

Having duel double glazed windows to fore and two centrally heated radiators

Bedroom Two 12' 3" x 8' 11" (3.73m x 2.72m)

Having double glazed window to rear and centrally heated radiator

Bedroom Three 11' 6" x 7' 1" (3.50m x 2.16m)

Having double glazed window to rear and centrally heated radiator

Rear Garden

Having access from the inner hallway and side gate leading to patio area with further lawn area

Freehold

We have been informed by the vendor that the property is Freehold, however please seek confirmation of this through your legal representative during the conveyancing process.



18 Westminster Road, Selly Park, Birmingham. B29 7RS

Asking Price £185,000

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. Particular importance to you, please contact us and we will provide any information you require. This is advisable, If there is any point which is of particularity if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

269, Warwards Lane, BIRMINGHAM, B29 7QR

Dwelling type: Semi-detached house
Date of assessment: 12 December 2013
Date of certificate: 12 December 2013

Reference number: 8727-7522-1629-6782-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,406
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,956 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 297 over 3 years	£ 210 over 3 years	
Totals	£ 2,406	£ 1,692	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>65</p>	<p>Potential</p> <p>85</p>

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 465	✓
2 Floor Insulation	£800 - £1,200	£ 87	✓
3 Heating controls (room thermostat)	£350 - £450	£ 72	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.