



# HERITAGE ESTATE AGENCY



Flat 17 Overdale Court is located on the second floor

**Flat 17, Overdale Court 2a Park Road, Moseley, B13 8AB**

**£180,000**

**A Two Bedroom Second Floor Flat**







### **Overdale Court comprises in further detail:**

The property is set back from the road and approached via communal gardens with communal pathway leading to communal entrance door opening to communal hallway with stairs rising to second floor landing leading to private entrance door opening to:

#### **Entrance Hallway**

Two ceiling light points, built-in storage cupboard, wall mounted security intercom system, radiator and doors to:

#### **Lounge 16' x 15'9" max**

Windows to front and side aspects, door to balcony, two ceiling light points, laminate wood effect flooring, radiator and door to:

#### **L Shaped Kitchen/Breakfast Area 13'11" max x 14'1" max**

Window to front aspect, opening to entrance hallway, two ceiling light points and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated oven and four ring gas hob with extractor hood over, built-in cupboard housing hot water cylinder, washing machine, fridge/freezer, breakfast bar and radiator.

#### **Bedroom One 15'9" into wardrobe x 8'9"**

Window to rear aspect, ceiling light point, wood effect flooring, radiator, cupboard housing boiler and fitted wardrobe with sliding mirrored doors

#### **Bedroom Two 10'1" x 11'9"**

Window to rear aspect, ceiling light point, wood effect flooring and radiator.

#### **Bathroom 5'8" x 6'3"**

Ceiling light point, extractor fan, part tiled walls, wood effect flooring and a bathroom suite comprising: panelled bath with mixer tap and electric shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

#### **Outside**

#### **Communal Grounds**

Gate leading to communal parking area.

#### **Lease Details**

Approx term remaining:- 90 years (125 years from 01.01.89)

Ground Rent - £10.00 per annum

Service Charge - £160.99 per month (for the period 01.04.24 to 31.03.25)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

#### **Agent Notes:**

1. We are advised by the vendor that the lease restricts the following:
  - not to make any structural or external alterations or any additions to the premises without the prior written





consent of the Landlord and Company  
- not to use the premises for any other purpose than of a private residence (no trade or business)  
- not to keep a pet without obtaining prior written consent of the Landlord

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that the property is in close proximity to Birmingham Buddhist Centre.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

#### **REFERRAL FEES**

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

#### **FIXTURES AND FITTINGS**

Only those items expressly mentioned in the sales particulars will be included in the sale price.

#### **SERVICES**

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

#### **TENURE**

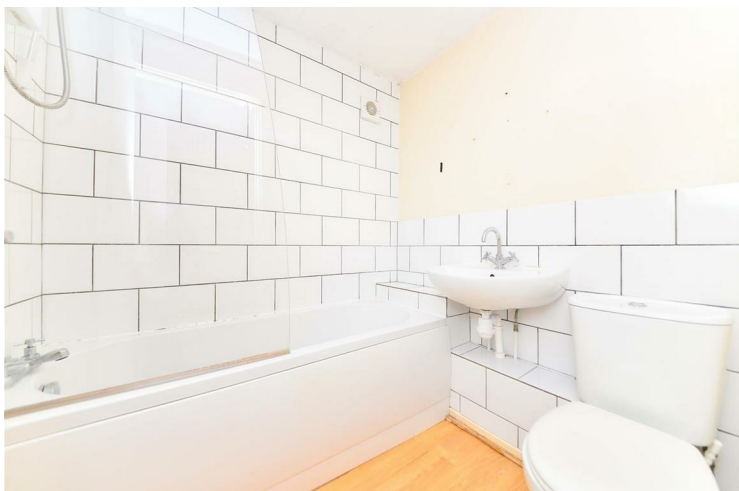
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

#### **GENERAL INFORMATION**

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

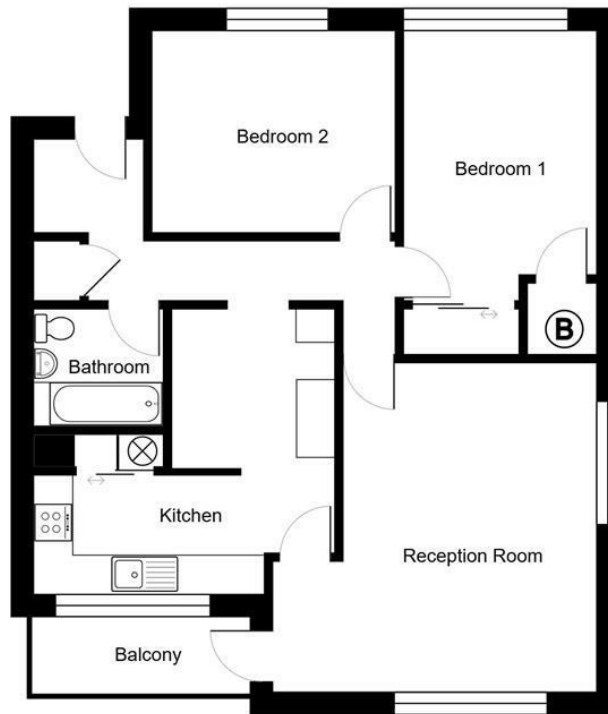
#### **COUNCIL TAX BAND**

The vendor has informed us that the property is located within Birmingham City Council - Band B





**Top Floor Flat**  
 Area: approx 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>



**Flat 17 Overdale Court, Moseley.**

Total Area: approx 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only  
 Area figures are approximate only  
 Contact agent for more details

**VIEWING** By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- [info@heritage-estates.co.uk](mailto:info@heritage-estates.co.uk)

Website:- [www.heritage-estates.co.uk](http://www.heritage-estates.co.uk)

**Our opening times are:-**

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

**LETTINGS AND PROPERTY MANAGEMENT** If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

