



HERITAGE ESTATE AGENCY



Flat 4 is located to the first floor

Flat 4, 98D School Road, Moseley, Birmingham, B13 9TS
Offers In Excess Of £130,000
A One Bedroom First Floor Flat



**School Road comprises in further detail:**

The property is set back from the road and approached via communal pathway leading to communal entrance door opening to communal hallway with stairs rising to first floor landing leading to private storage cupboard and private entrance door with window over opening to:

Entrance Hallway

Ceiling light point, loft access, wall mounted intercom system, wood effect flooring, radiator and doors to:

Built-In Storage Cupboard

Ceiling light point and wall mounted gas meter.

Airing Cupboard

Wall mounted boiler.

Lounge/Dining Room 13'7" x 10'10"

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

L Shaped Kitchen 10'10" max x 10' max

Window to rear aspect, ceiling light point, built-in cupboard 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, space for cooker, plumbing for washing machine and space for fridge/freezer.

Bedroom 13'9" max x 9'2" max

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

Bathroom 6'1" max x 6'3" max

Two obscured windows to rear aspect, ceiling light

point, extractor fan, tiled walls and flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Lease Details

Approx term remaining:- 120 years (125 years from 23/09/2019)

Ground Rent - £10 per annum

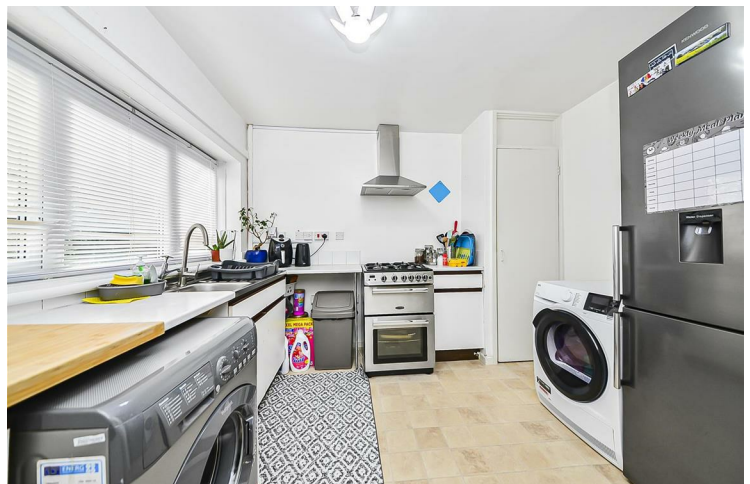
Service Charge - £553.50 per annum

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 Note:

We are advised by the vendor that the lease restricts the following:

- Not to keep any bird, animal or reptile at the property which the Council considers to be dangerous to health or a nuisance but keep in proper and effective control any cat or other animal or bird kept in the property so that the same shall not be a danger nuisance or annoyance
- Changing the heating system or making structural changes to the property, unless consent is obtained.
- Not to keep any bottled gas appliances at the property





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.

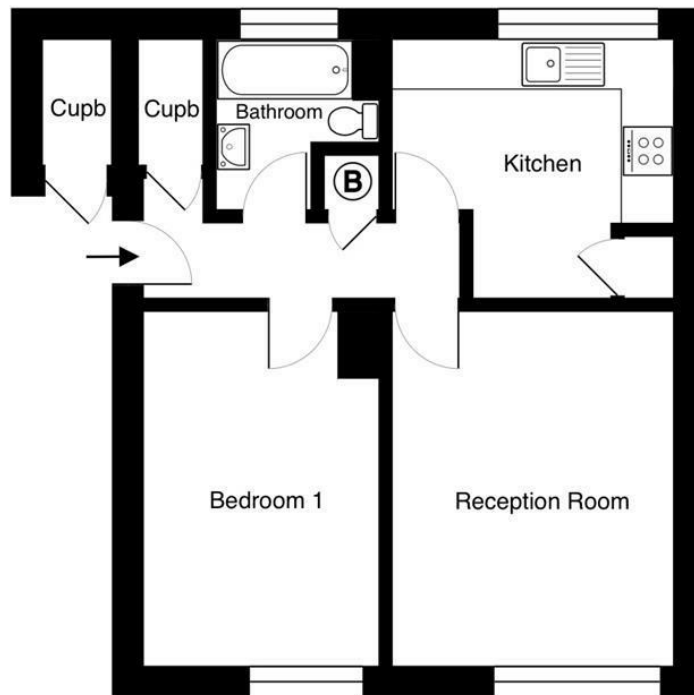
COUNCIL TAX BAND

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





Flat 4, 98d School Road, Moseley, Birmingham.



Total Area: approx 48.6 m² ... 524 ft²

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

Website:- 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.

