



HERITAGE ESTATE AGENCY



9 Stanley Court Wake Green Park, Moseley, Birmingham, B13 9XZ
£165,000

A Two Bedroom Second Floor Flat





Stanley Court comprises in further detail:

The property is set back from the road and approached via communal grounds with lawns, planted beds and pathway leading to communal entrance door. Stairs rise to first floor landing leading to private entrance door opening to:

L Shaped Hallway

Ceiling spot lights, wood effect flooring, radiator and doors to:

L Shaped Lounge/Dining Room 17'9" max x 12'9" max

Door with window to side aspect opening to balcony, two ceiling light points, radiator and door to:

Kitchen 9'4" x 8'3"

Window to rear aspect, ceiling spot lights, tiled flooring, concealed boiler and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring induction hob and extractor hood over, integrated fridge/freezer, slimline dishwasher and washing machine.

Bedroom One 16'1" into wardrobes x 8'10" excl door recess

Window to side aspect, ceiling light point, radiator and fitted wardrobes with sliding doors.

Bedroom Two 9'7" x 8'8" into wardrobe

Window to side aspect, ceiling light point, radiator and fitted wardrobe with sliding doors.

Bathroom 9'8" x 5'4"

Ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail and a fitted bathroom suite comprising:

P shaped panelled bath with wall mounted chrome mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Garage En-Bloc

Located in the lower block and is No 11.

Lease Details

Approx term remaining:- 956 years (999 years from 25.03.1984)

Ground Rent - Peppercorn

Service Charge - £2,034.07 per annum (for the period 25.03.2024 to 24.03.2025)

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:

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 hang any washing outside the demised premises
- not to keep any animal on the demised premises other than one domestic cat or bird and to keep all such animals under proper control at all times
- not to fix any sunblind window box or any other article or thing outside the demised premises





- not to carry out any servicing or repairs to motor vehicles on any part of the amenity areas or estate roads
- to use the garage for the parking of one private motor vehicle or motor cycle only
- to use the demised premises as a private residence for the occupation of one household only
- not to assign or transfer the whole of the demised premises unless contemporaneously with such assignment or transfer the lessee executes and a transfer of his share in the company in respect of the demised premises in favour of the transferee or assignee

2. We are advised by the vendor of Stanley Court that the property is located in an area subject to a Tree Preservation Order.

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

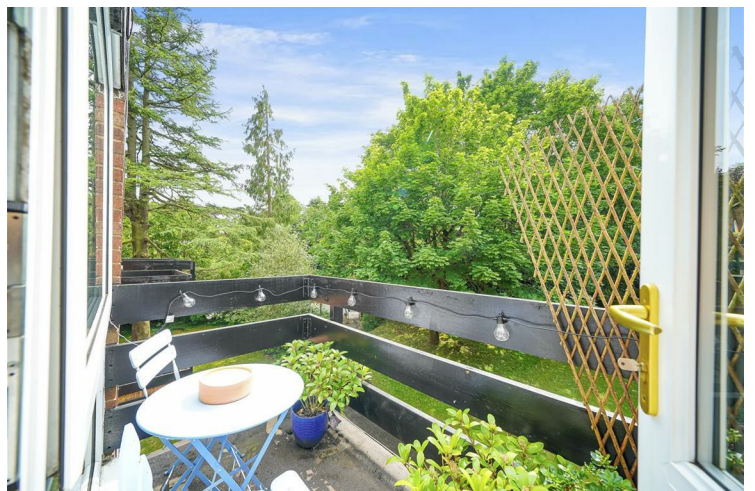
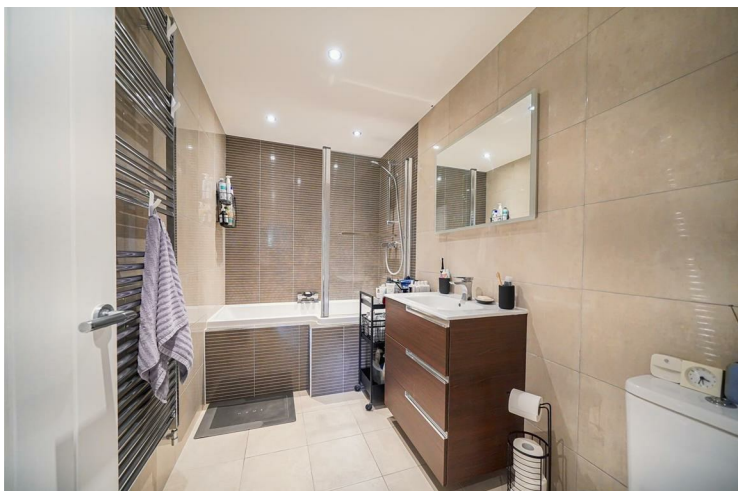
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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 Apartment
Area: approx 60.0 m² ... 645 ft²



**9 Stanley Court, Moseley,
Birmingham, B13 9XZ.**

Total Area: approx 60.0 m² ... 645 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.

