



# HERITAGE ESTATE AGENCY



**23 Balaclava Road, Kings Heath, Birmingham, B14 7SG**

**£115,000**

**A One Bedroom First Floor Flat**





### **Balaclava Road comprises in further detail:**

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

#### **Hallway**

Ceiling light point, loft access, built-in cupboards housing gas and electric meters, radiator and doors to:

#### **Lounge 15'5" x 11'2"**

Window to front aspect, two ceiling light points and radiator.

#### **L Shaped Kitchen 9'6" max x 11'2" max**

Window to rear aspect, two ceiling light points, wood effect flooring, wall mounted boiler, radiator 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 with extractor hood over, space for fridge/freezer and plumbing for washing machine.

#### **Bedroom 15'5" max x 9' max**

Window to front aspect, ceiling light point and two radiators.

#### **Bathroom 9'4" max x 5'2" max**

Obscured window to rear aspect, ceiling light point, part tiled walls, wood effect flooring, radiator and a bathroom suite comprising: panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c.

#### **Outside**

#### **Garden Area**

Located to the rear of the property with gated access to a wood chipped area with fenced boundaries.

### **Lease Details**

Approx term remaining:- 98 years (125 years from 22.01.1996)

Ground Rent - £10 per annum

Service Charge - £309.77 (for the period 01.04.2024 to 31.03.2025)

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 Notes:**

1. Heritage Estate Agency advise potentially interested parties that there are commercial premises nearby.

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

- to use the demised premises as a private residence only
- not to make any alterations or additions to the structure of the demised premises nor the heating system thereof without the previous consent in writing of the Council
- not to affix or display any washing linen or wearing apparel or other articles except within the specified drying area
- not to keep dog or dogs on the demised premises or any part thereof
- not to place or permit to be placed or to remain upon any approach roads or ways or open areas on the adjoining land of the Council any goods automatic





machines caravans vehicles or articles of any description whatever or cause an obstruction and not to repair wash or park any motor car or other vehicles on any of the places aforesaid except on the specific car parking areas provided by the Council  
- not to keep bottled gas appliances in the demised premises

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





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### Ground Floor

Approx. 48.8 sq. metres



Total area: approx. 48.8 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items as approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### 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.

