

Flat 6 Willow Court, 4 Willow Avenue,
Edgbaston, Birmingham, B17 8HB

Offers in the Region Of
£130,000



- Well Presented Two Bedroom Second Floor Flat
- Living Dining Room
- Garage Located En-Block
- EPC Rating: D(68)
- Re-Fitted Kitchen and Bathroom
- Private Allocated Garden

A second floor flat with MODERN KITCHEN and BATHROOM FITMENTS, GARAGE and 940 YEAR LEASE in a desirable location on the Edgbaston and Bearwood borders. Viewings VITAL to appreciate accommodation on offer. Benefiting from uPVC double glazing and combi gas central heating, this ideal first time purchase or buy to let investment comprises; hallway, living room, re-fitted kitchen, two bedrooms, re-fitted bathroom with shower, private allocated garden and garage located en-block. Sold with NO UPWARD CHAIN. Tenure: Leasehold and Share of Freehold, EPC Rating: D, Council Tax Band: B.

Property Tenure
Share of Freehold

Council Tax Band
B

ACCOMMODATION

Location
Willow Court is located on the corner of Willow Avenue and Sandon Road (B4182) in a popular residential location on the Edgbaston and Bearwood borders, conveniently located:
-Only circa. 170 metres from Bearwood Road Shopping District.
-Circa. 2.8 miles from Five Ways Train Station.
-Circa. 3.2 miles from Junction 2 of the M6.
-Circa. 3.3 miles from Birmingham City Centre.

Description
A second floor flat in a purpose built three storey development.

The flat has undergone recent improvements and is in a modern and well-presented condition throughout.

Benefiting from uPVC double glazing and combi gas central heating.

Accommodation
Please refer to the floor plan for room measurements.

Flat
Hallway, living room, modern kitchen, bedroom one (double), bedroom two (double), modern bathroom with WC.

Communal Areas
Secure communal hallway, stairs and corridors, communal garden.

Garage
Located En-Block.

Lease
999 years from 24th June 1966.

Ground Rent
A Peppercorn (effectively nil).

Share of Freehold
A purchaser shall become a director and shareholder of the freehold management company Willow Court (Edgbaston) Limited) who own the freehold of the development.

Service Charges
The service charges for 25th December 2024 to 24th December 2025 are £1,701 per annum.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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Flat 6, Willow Court

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

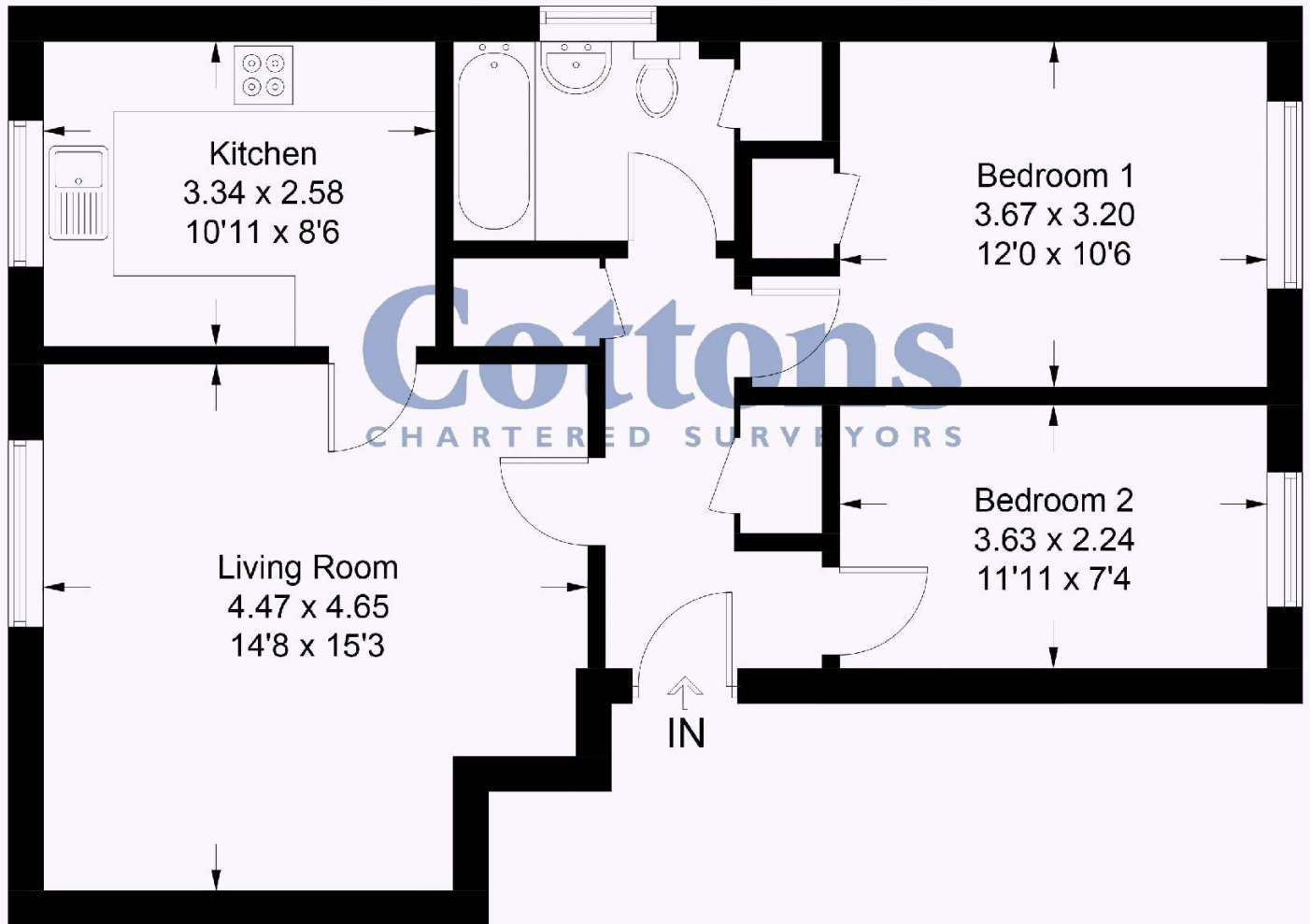


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1155378)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

