



**EARLES**  
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## **351 Alder Court, Haunch Lane, Kings Heath Birmingham B13 0PS**

A modern top floor, two-bedroom apartment in this most convenient location, ideal for a first time buyer.

An ideal location for this well presented modern top floor apartment in this popular and convenient area of Kings Heath, on the edge of the local conservation area at Billesley Common. The apartment consists of an open plan lounge/kitchen, two double bedrooms and a bathroom. It further benefits from gated parking and communal outdoor space.

Situated in a convenient residential location having access to local amenities, it is in close proximity of the Yardley Wood Train Station and has good transport links to Solihull, Birmingham City Centre and the M42. The property is also in walking distance of Billesley Common which provides lots of wildlife and outdoor walks.



**Offers In The Region Of £130,000**

Set back from the road behind electric gates which give access to the parking area. A communal front door opens into:-

Communal hallway with stairs rising to the second floor, with front door opening into:-

**Entrance Hall**

With telephone intercom system, storage cupboard, hatch giving access to the loft, electric storage heater, airing cupboard housing the hot water cylinder and doors to two bedrooms, bathroom and living room/kitchen.

**Open Plan Living Room / Kitchen**

19'4" max x 15'8" max (5.9m max x 4.8m max)

With two UPVC double glazed windows to the front, feature fireplace with inset electric fire and electric storage heater. To the kitchen is a range of wall and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, built in electric oven, inset 4-ring electric hob with extractor hood over, integrated fridge/freezer, space and plumbing for an automatic washing machine and tiling to splash backs.

**Bedroom One**

12'1" x 12'2" (3.7m x 3.73m)

With UPVC double glazed window to the rear and electric panel heater.

**Bedroom Two**

18'0" max x 7'10" max (5.5m max x 2.4m max)

With UPVC double glazed window to the rear and electric panel heater.

**Bathroom**

8'6" x 5'2" (2.6m x 1.6m)

Panelled bath with chrome mixer tap and mains fed shower over, low level W.C, pedestal wash hand basin, shaving point, extractor fan and wall mounted heater.

**Gated Parking**

Electric gated parking give access to designated parking space.

**Additional Information**

Services:

Mains electricity, water and drainage are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Birmingham City Council Band B

Tenure:

Leasehold: 999 years from 1 January 2002 (977 years remaining)

Service Charge: We understand the service charge to be approximately £2,240.00 per annum, and is managed by HML Group. This covers maintenance of communal areas, electric gates and buildings insurance.

Ground Rent: We understand the ground rent to be approximately £200.00 per annum

The property will be sold with vacant possession.

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, including fitted carpets and blinds, others, if any, are specifically excluded.

Viewing:

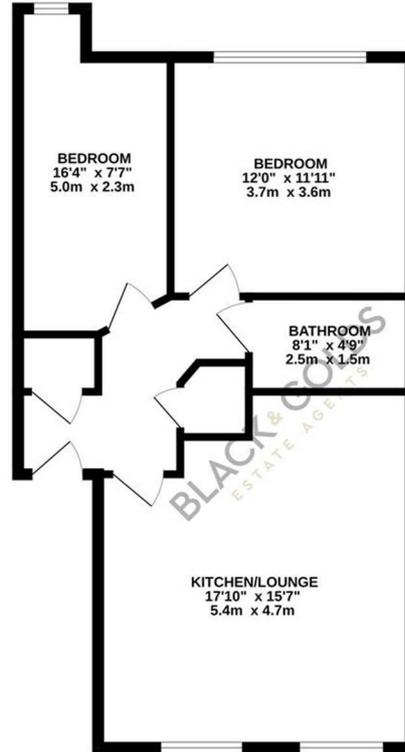
Strictly by prior appointment with Earles (01564 794 343).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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