Rice Chamberlains
ESTATE AGENTS LLP



Flat 6 Edward Court

Edgbaston, Birmingham, B16 9LQ

Offers Over £199,000

3 2 1 D





Well presented second floor three bedroom apartment situated in a purpose built block just off the Hagley Road in Edgbaston. Offering great links to Birmingham City Centre, Edgbaston, Moseley and Harborne with good links to the Motorway and good public transport. The property benefits from no upward chain and boasts central heating and double glazing and the further accommodation on offer comprises; communal parking, hallway, living room with balcony, kitchen, three bedrooms with bedroom one benefiting from an en-suite shower room and bathroom. The property also has a garage in a separate block. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.







Approach

This three bedroom, top floor apartment is approached via a communal gated parking area with one allocated parking space, leading to front communal entrance door with stairs rising to the top floor and hardwood front entrance door opening into:

Entrance Hallway

Accessed via a wooden front door opening into hallway with two ceiling light points, wall mounted intercom system, central heating radiator, dado rail, door opening into storage cupboard providing good storage space, and doors opening into:

Living Room

14'5" x 17'10" (4.39 x 5.44)

With laminate to flooring, two ceiling light points, double glazed patio doors overlooking the front aspect and balcony area, double glazed window overlooking the side aspect and central heated radiator.

Kitchen

10'1" x 10'3" (3.07 x 3.12)

Having lino to flooring and being fitted with a selection of cream wall and base level units with marble effect work surface over incorporating stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiling to splash backs, integrated cooker, 'Whirlpool' electric hob and extractor, space for washing machine, space for fridge freezer and wall mounted 'Vokera' combination boiler and double glazed window overlooking the front aspect.

Bedroom One

Having laminate to flooring, central heated radiator, ceiling light point, double glazed window overlooking the rear aspect and door opening into:

En-Suite Shower Room

7'4" x 5'1" (2.24 x 1.55)

With tiling to flooring, tiling surround, wall mounted extractor fan, ceiling mounted light point and being fitted with a three piece bathroom suite comprising walk-in shower cubicle with shower attachment above, low flush WC, sink on pedestal with mixer tap over and ceiling light point.

Bedroom Two

10'2" x 9'11" (3.10 x 3.02)

Having double glazed window overlooking the rear aspect, central heated radiator, laminate floor covering, ceiling light point and built-in storage cupboard.

Bedroom Three

10'3" x 7'6" (3.12 x 2.29)

Having double glazed window overlooking the rear aspect, central heating radiator, ceiling spotlight point, built-in wardrobes and laminate to flooring.

Bathroom

With tiling to flooring, tiling to splash back areas, ceiling light point, central heated radiator and being fitted with a three piece white bathroom suite comprising panelled bath with two taps over and 'Triton' shower attachment above, low flush WC, sink on pedestal with mixer tap over and wall mounted extractor fan.

Garage

Not Been Inspected (Not Been Inspected)

Single garage with metal up and over door.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 991 years, the ground rent is a peppercorn amount approximately £1.00 per annum and the service charges are approximately £1,800.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

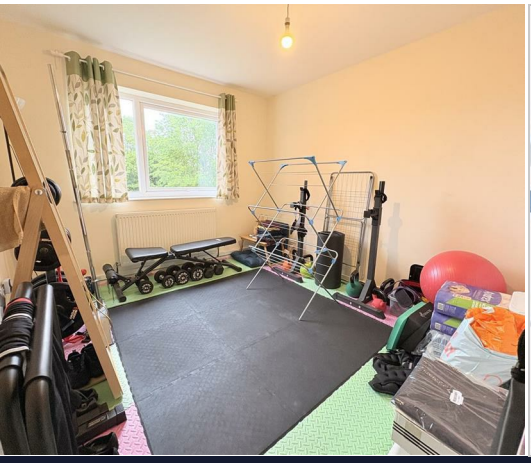
According to the Direct Gov website the Council Tax Band for Edward Court, Hagley Road, Edgbaston, Birmingham, B16 9LQ is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.







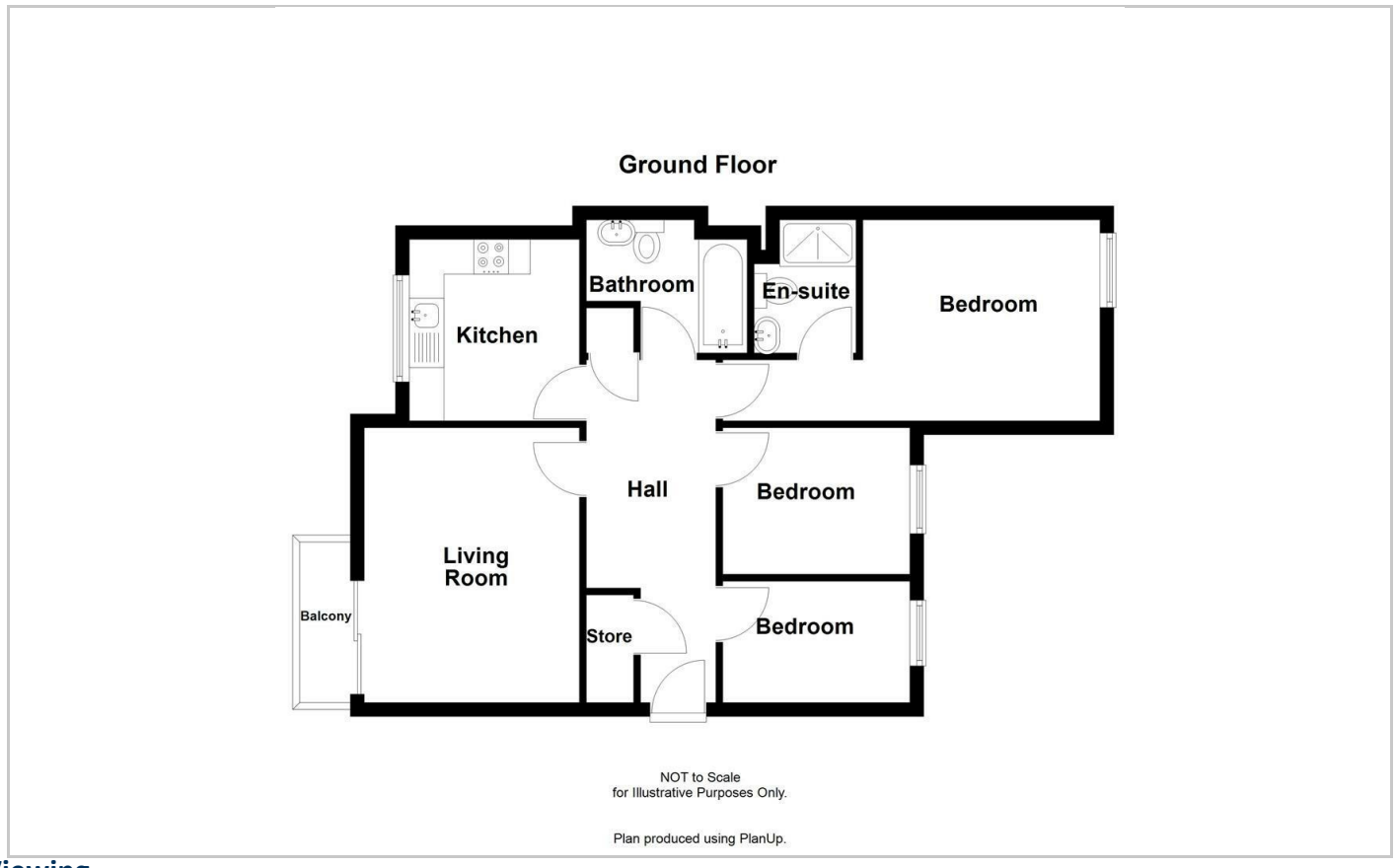








Floor Plan



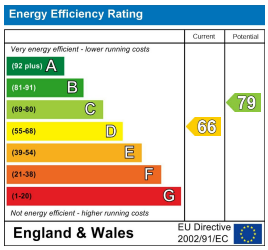
Viewing

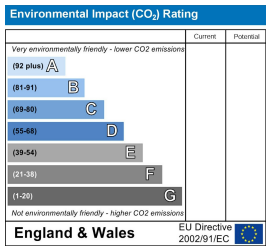
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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