



**351 Alder Court, Haunch
Lane
Offers Over £125,000**

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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