

for sale

offers in the region of **£150,000** Leasehold



## Chestnut Court Yardley Wood Road Birmingham B14 4BL

This TWO BEDROOM, top floor apartment is situated in a popular area of KINGS HEATH. The apartment has an OPEN PLAN Living Room/Kitchen, two bedrooms and a bathroom. A great opportunity for INVESTMENT BUYERS. There is also ALLOCATED PARKING and plenty of shops and green spaces nearby.



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# Property Details

## Communal Entrance

Secure entry via intercom, stairs to all floors.

## Entrance Hall

Electric heater, storage cupboard, doors to

## Living Room/ Kitchen 20' 7" max x 9' 1" max ( 6.27m max x 2.77m max )

Double glazed window to rear, electric heater, range of wall and base units, sink with drainer, integrated electric oven and hob with hood, plumbing for a washing machine or dishwasher.

## Bedroom One 16' 3" x 9' 3" ( 4.95m x 2.82m )

Double glazed window to rear, electric heater.

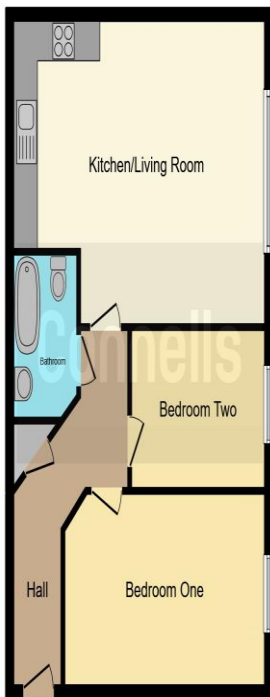
## Bedroom Two 10' 8" x 7' 10" ( 3.25m x 2.39m )

Double glazed window to rear, electric heater.

## Bathroom

Low level W.C., hand wash basin, bathtub with shower overhead, electric heated towel rail.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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93 High Street Kings Heath  
BIRMINGHAM B14 7BW

Property Ref: KTH310634 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2544.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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