



Apartment 39 7 Union Place

Selly Park, Birmingham, B29 7NF

Offers Over £160,000



****GREAT TWO BEDROOM APARTMENT**** We are delighted to offer to the market this well presented two bedroom apartment. Situated on the second floor at the rear of the development which provides great access to Birmingham University, Dental College, QE Hospital, Edgbaston Cricket Ground, Cannon Hill Park and the City Centre via the nearby transport links. In a lovely quiet spot on the development. Comprising: Entrance hall, living / dining room, energy efficient Economy 7 storage heaters, modern kitchen with a full range of appliances, two bedrooms with fitted wardrobes and en-suite in the main bedroom with a further apartment bathroom.



Approach

This two bedroom, second floor apartment is approached via a communal front entry door leading to communal stairs rising to the second floor accommodation with hardwood front entry door opening into:

Hallway

With a wall-mounted intercom system, loft access point, wall-mounted electric storage heater, two ceiling light points, there is a retractable ladder to a large storage area in the loft, two doors opening into two storage cupboards with one storage cupboard housing the water tank and further internal doors opening into:

Living Room

13'1" x 18'2" (3.99 x 5.56)

With a double-glazed window looking out onto the front aspect and a further double-glazed window looking out onto the side aspect, two ceiling light points, wall-mounted electric storage heater and a single-glazed opaque wooden door opening into:

Kitchen

9'6" x 7'1" (2.90 x 2.18)

With a matching selection of cream wall and base units, marble-effect work surfaces, stainless steel sink and drainer with hot and cold mixer tap over, tiling to splash back areas, integrated 'Zanussi' electric hob, integrated 'AEG' cooker, integrated 'AEG' microwave, integrated 'Jetstream Zanussi' washer-dryer, integrated fridge-freezer, ceiling

spotlights and double-glazed window looking out onto the rear aspect.

Bedroom One

With a double-glazed window looking out onto the front aspect, built-in wardrobe, ceiling light point, wall-mounted electric storage heater and internal door opening into:

En-Suite Shower Room

9'1" x 8'5" (2.79 x 2.57)

With a white low flush WC, wash hand basin on pedestal with hot and cold mixer tap over and walk-in shower cubicle with electric shower. The bathroom further offers tiling to splash back areas, wall-mounted heaters, ceiling spotlights and an opaque double-glazed window looking out onto the front aspect.

Bedroom Two

With a double-glazed window looking out onto the rear aspect and a ceiling light point.

Bathroom

With a three-piece white suite comprising of a low flush WC, wash hand basin on pedestal with hot and cold mixer tap over and panelled bath with two taps over and shower attachment above. The bathroom further benefits from tiling to splash back areas, wall-mounted heaters and ceiling light point.

Council Tax

According to the Direct Gov website the Council Tax Band for Union Place, Pershore Road, Selly Park,

Birmingham, B29 7NY is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 100 years, the ground rent is approximately £120.00 per annum and the service charges are approximately £1,548.00 per annum (subject to confirmation from your legal representative).





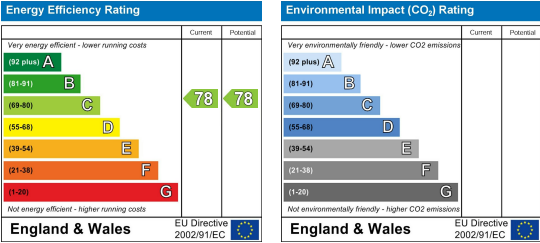
Floor Plan



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.

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.