



Flat 78 Michael Court Bristol Road

Edgbaston, Birmingham, B5 7TS

£1,150 Per Month





Approach

This ground floor property two bedroom property is approached via communal grounds with communal parking and communal gardens and pathway leading into wooden front entry door opening into:

Communal Entrance

With door opening into:

Hallway

With wooden flooring, wall mounted intercom, system, ceiling light point, door opening into storage cupboard and further doors opening into:

Kitchen

11'3" x 12'2" max (3.44 x 3.73 max)

With wood effect flooring, New Wren Kitchen with a selection of wall and base units with work surfaces, one and a half bowl sink and drainer with Quooker hot water mixer tap over, AEG induction hob with in-built extractor over, built-in Hotpoint washing machine and fridge freezer, Bosch dishwasher, AEG microwave and Oven, central heating radiator, double glazed window to the front aspect, ceiling strip light, ceiling strip light point, wall mounted extractor fan.

Living Room

11'3" x 21'5" (3.45 x 6.55)

With two ceiling light points, double glazed window to the rear aspect, cornice to ceiling, ceiling heating, wooden effect flooring, double glazed window with patio doors opening out to garden and glazed door opening into:.

Lobby Area

With ceiling spotlight, door opening into airing

cupboard providing useful storage and Mixergy smart hot water tank, wooden effect flooring and further doors opening into:

Shower Room

6'9" max x 5'8" (2.06 max x 1.75)

With tiling to flooring walk-in shower with 'Triton' shower over and rainfall attachment, sink in vanity unit with mixer tap over, central heating radiator mirror, tiled floor covering, tiling surround, wall mounted extractor fan, ceiling light point and double glazed opaque window to the front aspect.

Separate WC

6'3" x 3'0" (1.93 x 0.92)

With low flush wall hung WC, tiled flooring, tiled surround, opaque double glazed window to the front aspect and ceiling light point.

Bedroom One

11'4" x 13'3" (3.47 x 4.04)

With ceiling light point, central heating radiator, double glazed window to the rear aspect, wooden effect flooring, ceiling heating and wall mounted heat recovery ventilation.

Bedroom Two

8'10" x 11'5" (2.70 x 3.49)

With double glazed window to the front aspect, ceiling light point, ceiling heating, wooden effect flooring and wall mounted heat recovery ventilation.

Garage

17'5" x 8'7" (5.31 x 2.64)

Located in a separate block with a ceiling light point and metal up and over door.

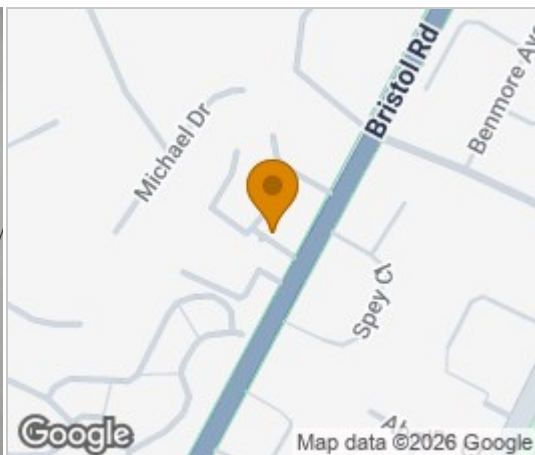
Garden Area

With patio area with decorative shrubs.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 78 Michael Court, Bristol Road Birmingham, B5 7TS is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





Floor Plan



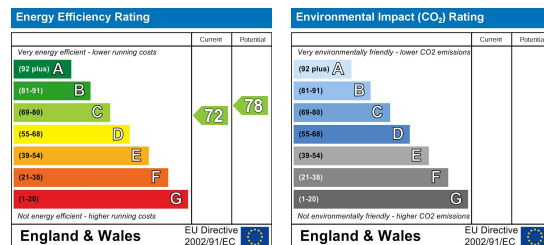
Viewing

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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