



Heathfield House Weland Court, Birmingham, B46 1RZ

£170,000

This well presented penthouse apartment situated in the popular village of Water Orton briefly comprises hallway, open plan lounge/refitted kitchen and dining area, bedroom and bathroom. There is an allocated parking space and communal gardens. This is an ideal first time buyer property . Call Now To View !

Approach

Via communal area with secure intercom system.



Hallway

Door to front, radiator and ceiling light point.



Living Room

Two Velux windows, loft hatch, two radiators and two ceiling light points.



Kitchen

Double glazed window, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated oven and hob with extractor hood over, space for white goods and spot lights to ceiling.



Bedroom One

Two velux windows, built in wardrobes, radiator and ceiling light point.



Shower Room

One Velux window, walk in shower, hand wash basin in vanity with mixer tap, low level w/c, heated towel rail and spot lights to ceiling.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

This Property has a lease with approximately 102 years remaining

Service Charge and Ground Rent is approximately £2641.25

Council Tax Band - B
EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.