



4 Green Wickets Alcester Road

Kings Heath, Birmingham, B14 6DT

Offers Over £145,000



A lovely two bedroom, ground floor flat in a purpose built block with no chain!

Located in a prime location, the property boasts excellent access for Kings Heath High Street and its abundance of amenities including shops, transport links, schools and restaurants, ranging from independents to franchises. The property comprises of a spacious lounge with floor to ceiling windows, fitted kitchen, bathroom with shower over the bath and two bedrooms with further floor to ceiling windows, overlooking the well maintained communal grounds. Further offering double glazing, electric heating and a garage. Energy Efficiency Rating E. To truly appreciate this amazing flat, call our Moseley office today!



Approach

This ground floor flat is approached via a communal door with a further door opening into:

Hallway

With two storage cupboards, ceiling light point and doors opening into:

Living Room

10'11" x 18'1" (3.34 x 5.52)

With a wall mounted central heating radiator and double glazed windows to the side and rear aspect.

Kitchen

8'8" x 6'11" (2.66 x 2.11)

With lino to flooring, double glazed window to the rear aspect, ceiling light point, wall and base units with wooden effect work surfaces over, space for washing machine, space for cooker and tiling to splash backs.

Bedroom Two

7'8" x 8'1" to wardrobe (2.34 x 2.47 to wardrobe)

With ceiling light points, built-in wardrobe with sliding doors and floor to ceiling double glazed window to the rear aspect.

Bedroom One

10'5" x 12'8" (3.19 x 3.87)

With two in-built wardrobes with mirrored sliding doors, wall mounted electric radiator, ceiling light point and floor to ceiling double glazed window to the rear aspect.

Bathroom

6'0" x 5'4" (1.83 x 1.65)

With lino to floor, tiling to walls, low flush WC, bath with hot and cold mixer tap and Triton shower over

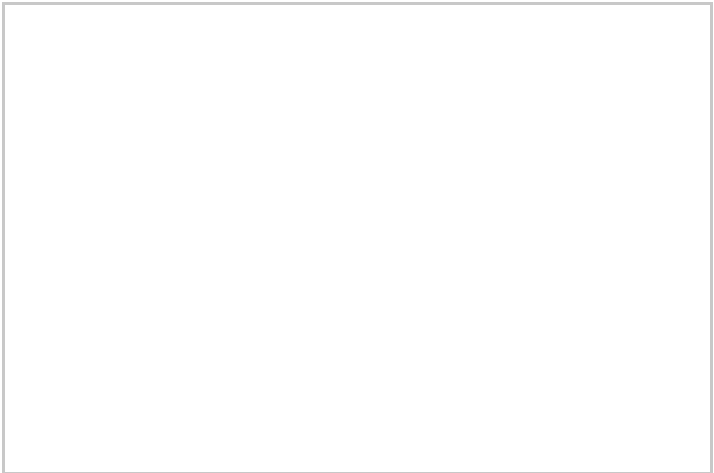
and wash hand basin with mixer tap and storage below.

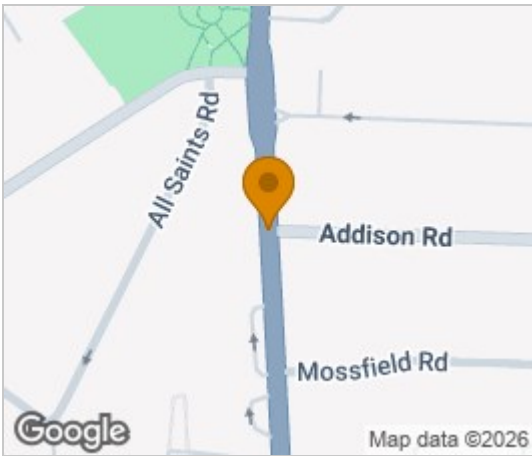
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 963 years, there is no payable ground rent and the service charges are approximately £1084.88 per annum (subject to confirmation from your legal representative)

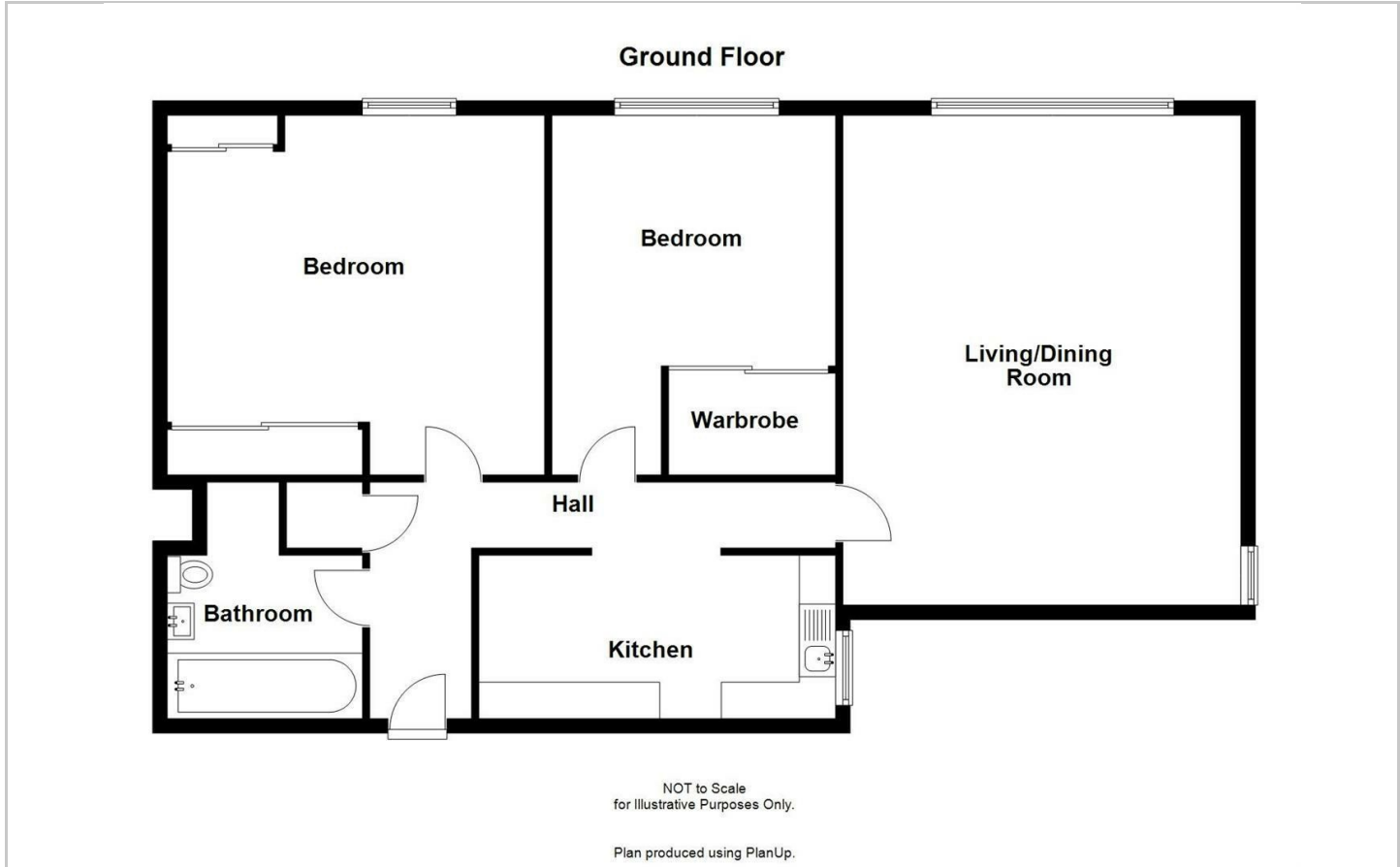
Council Tax Band

According to the Direct Gov website the Council Tax Band for Flat 4, Green Wickets, Alcester Road South Kings Heath, Birmingham, B14 6DT, is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





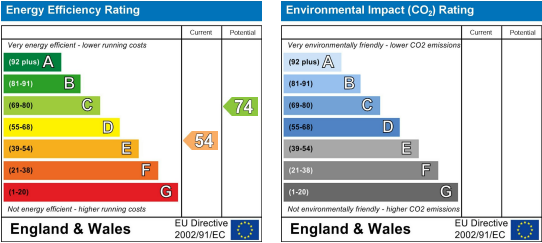
Floor Plan



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.

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.