



16 THE BEECHES 233 BIRCHFIELD ROAD, REDDITCH, B97 4LX
ASKING PRICE £121,500

ON OFFER WITH NO ONWARD CHAIN AND SET IN THE SOUGHT AFTER AREA OF WEBHEATH is this first floor, one bedroom apartment. The property offers: communal secure entrance leading to front door of apartment. Beyond the front door there is an entrance hall, open plan living area with modern fitted kitchen, one double bedroom with built in wardrobe, bathroom with shower over bath. Outside there are communal gardens and one allocated parking space,

EPC Rating - C
Council Tax Band - A
Tenure - Leasehold - 107 Years remaining
Ground Rent £250 Per annum
Service Charge £1550 Per annum

Please read the following; The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent makes clear that this information cannot be relied upon as a statement of facts, and that any interested parties must make their own enquiries and satisfy themselves before any financial commitment, or legal commitment to purchase. Measurements supplied are all approximates and supplied for illustrative purposes only. Photographs and imagery, and items included therein does not mean such items are included within the sale, nor have they been tested by the agent, meaning their working order cannot be verified. Information supplied visually or verbally via the agent does not form any part of a legally binding contract. The agent is not liable for any losses arising from the use of these details.



Approach

The property is approached via the communal door which leads to the staircase ascending to the first floor where the apartment door is



Bedroom

11'9" max x 10'7" max (3.60 max x 3.23 max)

Parking

One allocated parking space.

Open plan living area

16'9" max x 15'2" max (5.12 max x 4.63 max)



Bathroom

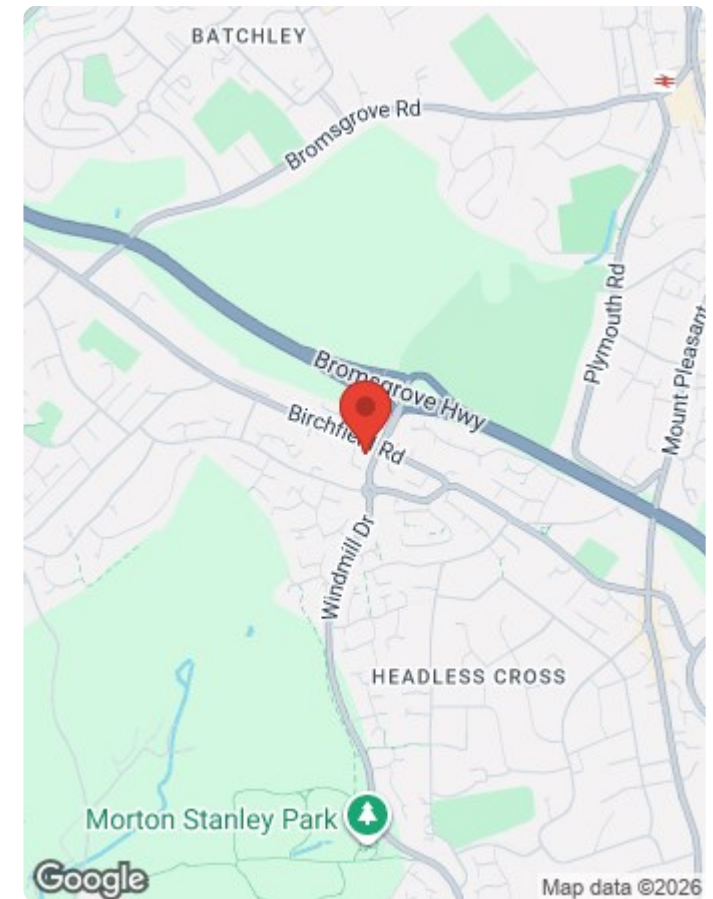
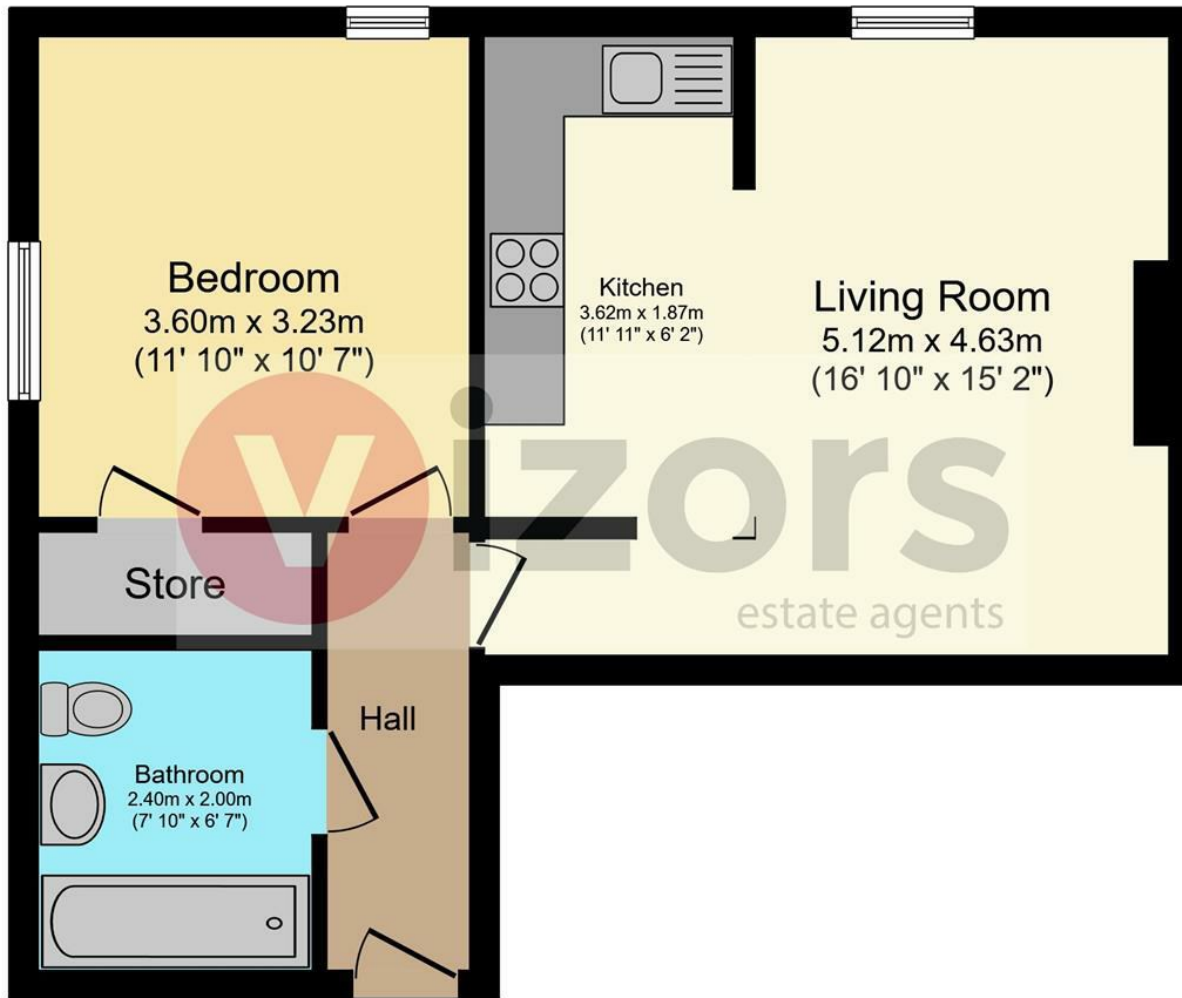
7'10" max x 6'6" max (2.40 max x 2.00 max)
With basin, WC and shower over bath

Kitchen

11'10" max x 6'1" max (3.62 max x 1.87 max)







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). Plan produced for Vizors. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	



Vizor Estate Agents Ltd
Company No. 7848499



Hyde House, 52 Bromsgrove Road, Redditch, B97 4RJ

Tel: **01527 584 533** www.vizorestates.com