HERITAGE ESTATE AGENCY

Flat 1, 9 Strensham Hill, Moseley, Birmingham, B13 8AG

£175,000

A One Bedroom Ground Floor Flat

Strensham Hill comprises in further detail:
The property is set back from the road and approached via communal grounds leading to steps up to communal entrance door opening to hallway leading to private entrance door opening to:

Hallway
Coved ceiling, ceiling light point, three wall mounted light points, dado rail, part wood and tiled flooring, radiator and opening to:

Kitchen 7'7" x 9'1"
Two obscured windows to the side aspect, ceiling light point, extractor fan, wood effect tiled flooring, opening to pantry with shelving, part tiled walls and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with four ring gas hob and extractor hood over, integrated dish washer, space for washing machine and opening to:

Utility Area
Stained glass window to side aspect, ceiling light point, wall mounted boiler, wood effect tiled flooring, space for fridge freezer and tumble dryer.

Bathroom 7'1" x 8'8"
Window to side aspect, ceiling light point, extractor fan, built-in storage cupboard with shelving, part tiled walls, wood effect tiled flooring, radiator and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, shower screen, wall mounted wash hand basin and low level flush w.c.

Lounge 13'11 max x 13'1
Windows to both side aspects, coved ceiling, ceiling light point with ceiling rose, two ceiling spot lights, picture rail, dado rail, herringbone style wooden flooring, radiator, feature fire place with hearth and door to:

Bedroom 10'9" max x 12'7" max
Window to side aspect, ceiling light point, herringbone style wooden flooring, built in wardrobe and window with door opening to:

Courtyard Area
Walled boundaries, blue brick pathway, gate to garden and door to:

Brick Built Outbuilding 8'2" x 6'1"

Outside

Private Garden Area
Accessed via the court yard and benefits from lawn area with flower bed borders.

Communal Garden Area
Lawned with fenced boundaries and mature trees.

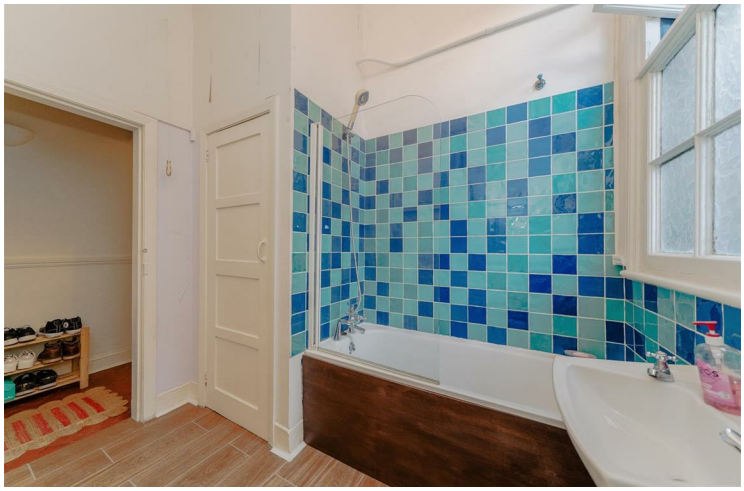
Lease Details
We understand the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion.

Approx term remaining:- 145 years (158 years from 09.07.2013)

Ground Rent - Peppercorn

Service Charge - £1,586.00 per annum (for the 2026/2026 period)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.



Agent Notes:
1. We understand from the vendors that the property is located within the Moseley conservation area.

2. We are advised by the vendor that (amongst other things) the lease restricts the following:
- not to make any structural or external alterations or any additions to the premises without the prior written consent of the Lessor
- not to erect upon or affix to the flat any machinery or mechanical apparatus or any television or radio receiving aerials without the written consent of the Lessor
- only use and occupy the flat solely and exclusively as self contained residential flat in one family occupation only
- not to park or cause or permit to be parked more than one motor car of average size in the driveway or forecourt

3. The neighbour has a right of way via the garden for maintenance but must be requested a few days in advance.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

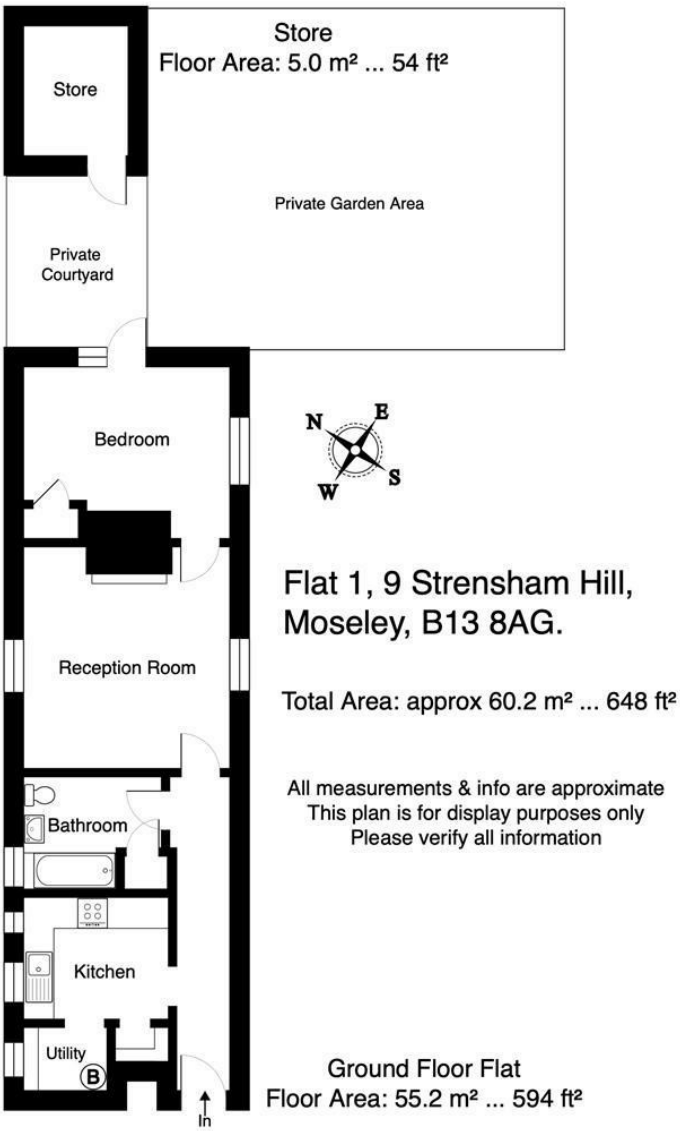
FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE - SHARE OF FREEHOLD
The agent understands the property is Leasehold but the vendor owns a share of the freehold interest in the building which would also be transferred on completion. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band A



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Moseley, B13 8AG.

Total Area: approx 60.2 m² ... 648 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'
Tel: (0121) 443 5900
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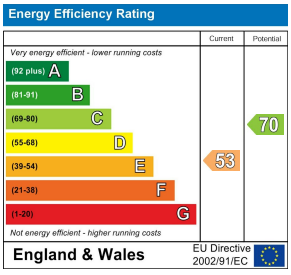
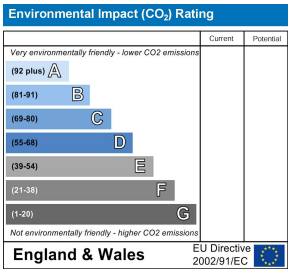
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.