

for sale

offers over **£60,000 Leasehold**



## Home Meadow Court Haunch Lane Birmingham B13 0PN

Fitted Kitchen, Lounge, Two Bedrooms, and Bathroom. 24 Hour Careline Service, On-Site Manager, Residents Lounge, Communal Gardens, Communal Parking, Communal Laundry Room. Top Floor Apartment, Lift Access to all.

- Energy Rating: C
- NO UPWARD CHAIN
- OVER 60's RETIREMENT FLAT
- TWO BEDROOMS
- LOUNGE & KITCHEN

# Property Details

## Communal Access

Intercom, stairs and lifts to all floors.

## Entrance Hall

Wall mounted electric heater, two storage cupboards, access to the loft, doors to

## Lounge 17' 1" x 9' 9" ( 5.21m x 2.97m )

Double glazed window with secondary glazing to the rear, storage cupboard, heater, door to

## Kitchen 7' 11" x 7' 2" ( 2.41m x 2.18m )

Double glazed window with secondary glazing to the rear, combination of wall and base units, single drainer sink.

## Bathroom

Bath with over bath electric shower, hand wash basin, low level W.C and heated towel rail.

## Bedroom 1 13' 2" x 8' 6" MAX ( 4.01m x 2.59m MAX )

Double glazed window with secondary glazing to the rear, built in wardrobe, wall mounted electric heater.

## Bedroom 2 10' 3" x 6' 2" ( 3.12m x 1.88m )

Double glazed window with secondary glazing to the rear, electric wall mounted heater.





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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 BIRMINGHAM B14 7BW

Property Ref: KTH309865 - 0012

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3303.72

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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