

**Heather Court, Russell Road,
Moseley, Birmingham, B13 8RF**

Offers Over £155,000



We are delighted to offer to the market this well proportioned, two bedroom ground floor apartment which is located off Russell Road in Moseley with leafy views located in this highly desirable residential location which offers excellent access to all nearby amenities including Moseley village, City Centre and Edgbaston. Being offered with no onward chain and the accommodation briefly comprises of; communal grounds and parking, entrance hallway, living/dining room, kitchen, two bedrooms and bathroom. The property also benefits from a single garage in a separate block. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk.



ACCOMMODATION

Approach

This well presented ground floor two bedroom flat is approached via communal fore gardens providing communal parking for the flats, with pathway leading to front access door opening into communal hallway, which then leads to entry door opening into:

Hallway

Having laminate wooden-effect flooring, ceiling light point, wall mounted telephone intercom system, internal window giving views into the living area and interior doors opening into:

Living Area 17' 00" x 10' 10" (5.18m x 3.30m)

Having two ceiling light points, window over internal door to hallway, double glazed window to rear aspect, laminate wooden-effect flooring, two ceiling light points and giving access to kitchen.

Kitchen 7' 10" x 7' 11" (2.39m x 2.41m)

Having a matching selection of wooden-effect wall and base units, marble-effect work surfaces, stainless steel sink and drainer unit with hot and cold mixer tap over, tiling to splash back areas, integrated electric oven and hob, wall-mounted extractor fan, space facility for a fridge freezer and a washing machine, ceiling light point, laminate wooden-effect flooring and a double glazed window to rear aspect.

Bedroom One 11' 10" x 11' 04" (3.60m x 3.45m)

Having laminate wooden-effect floor covering, ceiling light point and a double glazed window giving views to the front aspect.

Bedroom Two 9' 02" x 11' 10" (2.79m x 3.60m)

Having a double glazed window to front aspect, laminate wooden-effect floor covering and a ceiling light point.

Bathroom 6' 10" x 7' 09" (2.08m x 2.36m)

Having a white three piece bathroom suite incorporating a push button low flush WC, wall-mounted wash hand basin with hot and cold mixer tap over and a panelled bath with hot and cold mixer tap over and shower attachment above. The bathroom further comprises of tiling to splash back areas and floor, ceiling light point, under-floor heating, inbuilt storage housing water tank and a wall mounted extractor fan.

Communal Gardens

Offer a varied selection of mature trees and plants with gravel fore gardens.

Garage

Having metal up and over door and being in a separate block.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 956 years, the ground rent is approximately £5.00 per annum and the service charges are approximately £1551.48 per annum (subject to confirmation from your legal representative).

Council Tax Band

According to the Direct Gov website the Council Tax Band for Heather Court, Russell Road, Moseley, Birmingham, B13 8RF is band B and the annual Council Tax amount is approximately £1,291.35 subject to confirmation from your legal representative.



Heather Court, 48 Russell Road, Moseley
For Illustrative purposes only, NOT to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.