

**Green Wickets, 241 Alcester Road
South B14 6DT**

Offers Over £150,000



Amazing ground floor two bedroom flat in a purpose built block of flats on the Alcester Road South, boasting excellent access for Kings Heath High Street including shops, transport links and motorway, schools and restaurants and local parks. The property comprises of a spacious lounge with floor to ceiling windows with lovely views over Kings Heath Cricket Club, re-fitted kitchen, bathroom and two bedrooms. Lovely communal gardens and a garage in a separate block. Energy Efficiency Rating TBC. To arrange your viewing please contact our Moseley office.



ACCOMMODATION

Approach

This purpose-built, two bedroom, ground floor property is approached via communal front entrance door opening into communal hallway leading to wooden front entrance door opening into:

Hallway

With wood-effect flooring, ceiling light point, wall-mounted electric heater, two doors opening into storage cupboards providing useful storage space and further doors opening into:

Living Room 10' 11" x 17' 06" (3.32m x 5.33m)

With dual aspect double-glazed windows to the side and rear aspects, cornice to ceiling, two ceiling light points, continued wooden-effect flooring,

Kitchen 7' 00" x 8' 07" (2.13m x 2.61m)

With matching wall and base units, solid wood work surfaces, one and half bowl sink and drainer unit with mixer tap over, double-glazed window to the side aspect, cooker, hob and extractor, tiling to splash back areas, ceiling light point, space and plumbing facility for washer-dryer and space facility for fridge-freezer, tiling to flooring

Bedroom One 10' 05" x 12' 01" (3.17m x 3.68m)

With a double-glazed window facing out on to the rear aspect, ceiling light point, built-in storage cupboard, cornice to ceiling, wall-mounted electric heater,

Bedroom Two 7' 08" x 10' 01" (2.34m x 3.07m)

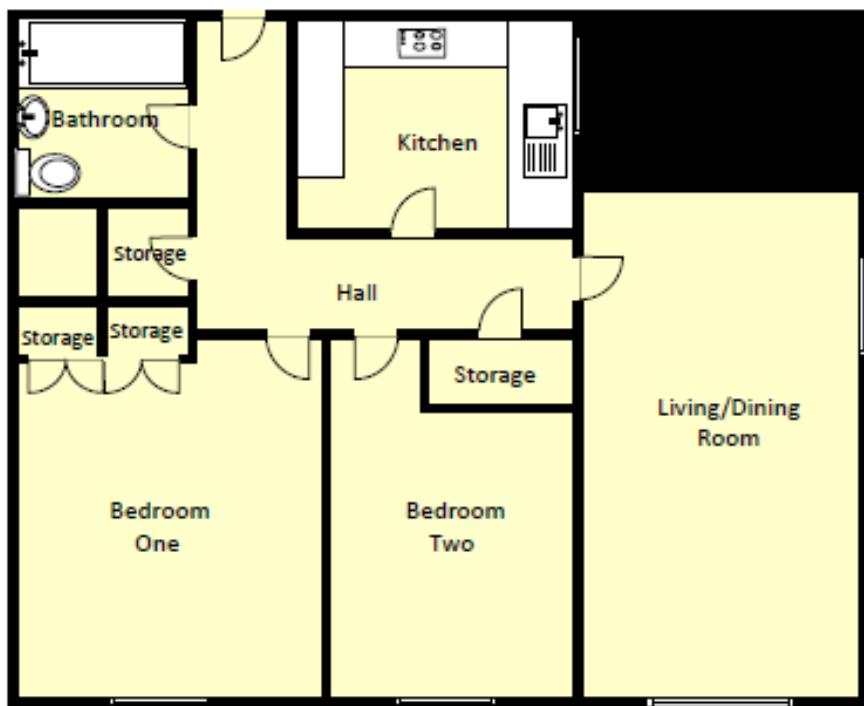
With a double-glazed window to the rear aspect, cornice to ceiling, ceiling light point, wall-mounted electric heater,

Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

With three-piece white bathroom suite comprising low flush WC, wash hand basin on pedestal with two taps over and panelled bath with two taps over and 'Myra' shower attachment above, mosaic tiling to flooring, door opening into airing cupboard housing water tank, wall-mounted extractor, fan, ceiling light point and central heated towel rail.



Green Wickets
For illustrative purposes only, NOT to scale.



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 Street 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.