

AmberCourt

lettings



TWO BEDROOM DETACHED HOUSE

Garden room

First floor bathroom

Lounge and dining room

Two double bedrooms

OFF ROAD PARKING



216 Reservoir Road, Selly Oak, Birmingham. B29 6TE

Asking Price £225,000

Amber Court Lettings, 19 Raddlebarn Road, Selly Oak , Birmingham, B29 6HJ

Tel: 0121 689 8080 Email: info@ambercourtlettings.co.uk

Amber Court are delighted to offer for sale this rare opportunity to purchase a DETACHED two bedroom property located in this residential area of Selly Oak, offering good access to The QEHB, The University of Birmingham and Birmingham Central. The property is set back behind a driveway and the property comprises Reception porch leading to dining room with doors to lounge and extended kitchen with further garden room and utility room. To the first floor are two double bedrooms and bathroom. The property also benefits from double glazing, central heating, driveway to fore and rear gardens. The property is freehold and is offered with vacant possession.

Approach

Via driveway to fore leading to covered porch and reception hallway

Reception hallway

Having tiled floor, door to utility room and double french doors to dining room

Dining Room 12' 3" x 11' 8" (3.73m x 3.55m)

Having central heated radiator, picture rail, coving to ceiling and the main feature of the room is a wooden fire surround and tiled backing

Lounge 15' 10" x 12' 3" (4.82m x 3.73m)

Having bay window to fore, dado rail, picture rail and the main feature of the room is a fitted fire place and tiled backing

Kitchen 11' 11" x 7' 2" (3.63m x 2.18m)

Having an Array of low level base units covered by roll edge work surface incorporating sink unit and drainer, various wall mounted cupboard and display cabinets, tiled floor, housing for cooker and fridge, central heated boiler, double glazed window to rear and door to garden room

Garden Room 19' 3" x 8' 0" (5.86m x 2.44m)

Having Double glazed windows and door to rear garden, tiled floor, gas wall mounted heater, tile floor and door to utility room



Utility room 7' 6" x 5' 7" (2.28m x 1.70m)

Having plumbing for washing machine, work surface with stainless steel sink unit and drainer, tiled floor and door to reception hallway

Inner hallway

With double glazed door to front and stairs to first floor

Landing

With accommodation off

Bedroom One 12' 2" x 10' 3" (3.71m x 3.12m)

Having double glazed window to fore and centrally heated radiator.

Bedroom two 12' 2" x 8' 8" (3.71m x 2.64m)

Having double glazed window to rear and central heated radiator

Family Bathroom

Having bath with shower over, pedestal wash hand basin, close coupled WC, tiled walls, central heated towel rail and double glazed window to side

Rear Garden

Having access from the Garden room leading to pathway passing feature pond and leading to lawn area surrounded by various mature trees and bushes



The above images are for guidance only. They do not show the actual condition of the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. Particular importance to you, please contact us and we will provide any information you require. This is advisable, if there is any point which is of particular importance if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. Particular importance to you, please contact us and we will provide any information you require. This is advisable, if there is any point which is of particular importance if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate



216, Reservoir Road, Selly Oak, BIRMINGHAM, B29 6TE

Dwelling type:	Detached house	Reference number:	8851-7921-6790-4670-4972
Date of assessment:	30 September 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 September 2019	Total floor area:	81 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,006
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Over 3 years you could save	£ 864
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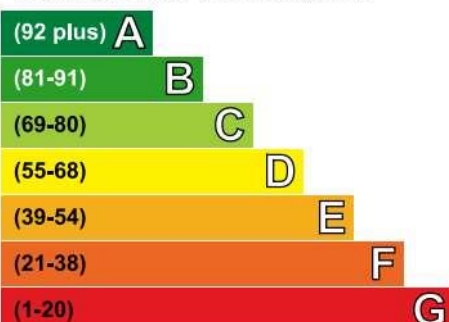
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 2,526 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 297 over 3 years	£ 216 over 3 years	
Totals	£ 3,006	£ 2,142	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
57	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 672
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111
3 Solar water heating	£4,000 - £6,000	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.