



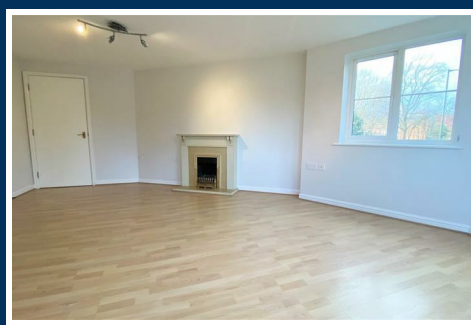
## 38 Chestnut Court 863 Yardley Wood Road

King's Heath, Birmingham, B14 4BL

£950 Per Month



**We are delighted to offer for sale this modern, recently re-decorated first floor apartment, set in this popular residential area, offering access to public transport facilities and commuter links to Birmingham City Centre. In greater detail the accommodation comprises; entrance hall with security intercom system allowing access and storage cupboard, superb lounge with feature windows, kitchen with appliances, two bedrooms, bathroom, electric storage heating, double glazing and allocated under ground secure parking within maintained grounds. Energy Efficiency Rating B.**



### Approach

This first floor apartment is approached via a secure front entry door with stairs giving rise to the first floor and door opening into:

### Entrance Hall

With laminate wood effect floor covering, wall mounted electric radiator, ceiling light point, security intercom system, door opening into cupboard housing water tank, further door opening into storage cupboard and door opening into:

### Living Room

21'2" (max) x 14'5" (max) x 12'3" (min) (6.47 (max) x 4.40 (max) x 3.74 (min))

With two ceiling light points, wall mounted electric storage heater, feature shaped room with five double glazed windows to the front and side aspects and feature fireplace.

### Kitchen

7'7" (max) x 10'10" (max) (2.32 (max) x 3.31 (max))

With lino to flooring, a selection of matching wall and base units, space facility for slimline dishwasher, space facility for washing machine, integrated oven and grill with four ring burner electric hob with extractor over, tiling to splash back areas, integrated fridge and freezer, wall mounted electric radiator and ceiling light point.

### Bedroom One

11'5" x 12'8" (3.50 x 3.88)

With laminate wood effect flooring, double glazed window to the front aspect, ceiling light point and wall mounted electric radiator.

### Bedroom Two

8'6" (max) x 13'1" (max) (2.61 (max) x 4 (max))

With laminate wood effect flooring, double glazed window to the side aspect, ceiling light point and wall mounted electric radiator.

### Bathroom

8'7" (max) x 5'4" (2.62 (max) x 1.63)

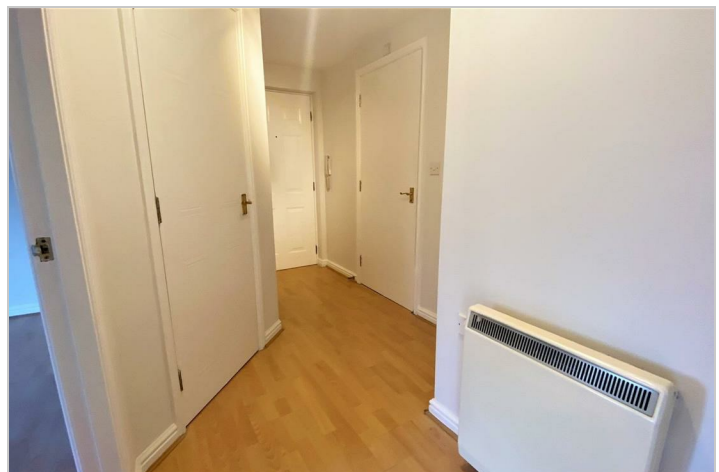
With natural slate tiled flooring, three piece white bathroom suite with bath with two taps over, low flush WC, wash hand basin on pedestal with two taps over, tiling to splash backs, ceiling mounted extractor fan, ceiling light point and wall mounted electric heater.

### Parking

The property has one covered allocated under ground parking and access to two visitor spaces.

### Council Tax

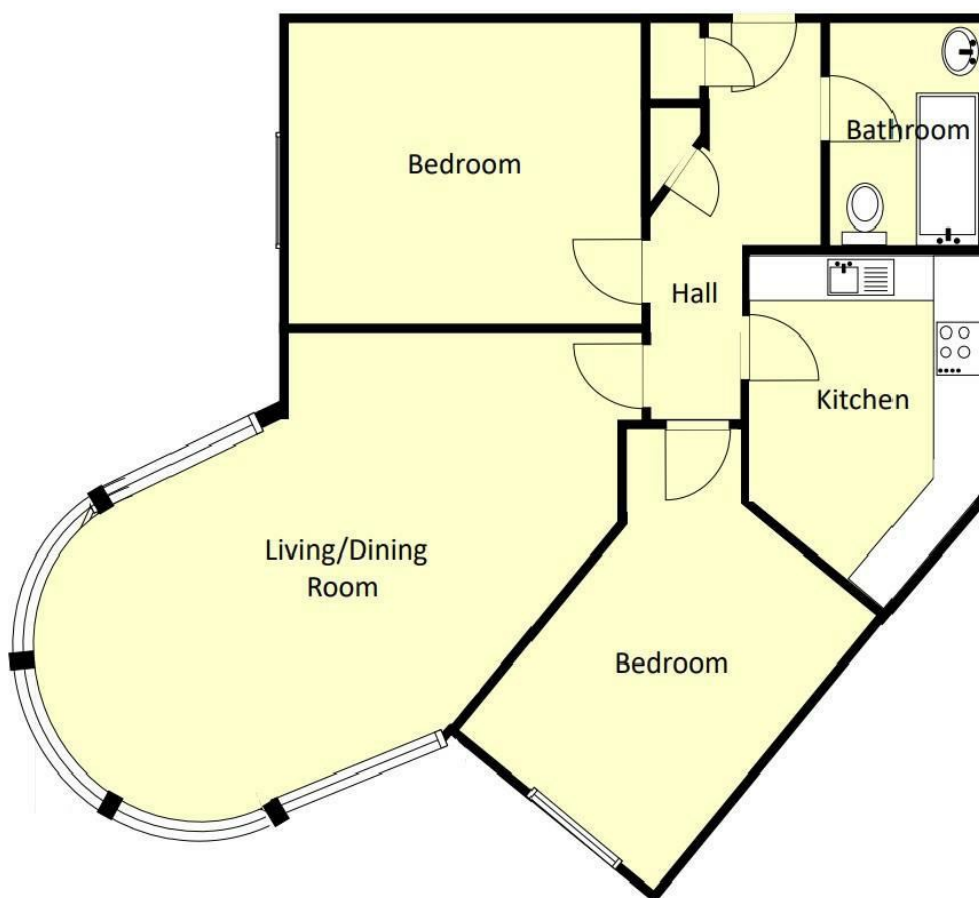
According to the Direct Gov website the Council Tax Band for Chestnut Court, Yardley Wood Road, Birmingham B14 4BL is band B and the annual Council Tax amount is approximately £1,406.42 subject to confirmation from your legal representative.





## Floor Plan

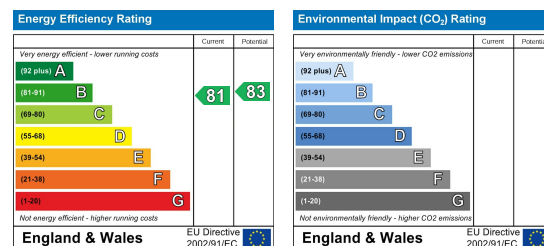
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.