



## Lance Court 10 Willersey Road

Moseley, Birmingham, B13 0AY

Offers Over £650,000



**\*\*INVESTMENT OPPORTUNITY TO PURCHASE THE WHOLE DEVELOPMENT! CURRENT INCOME OF £36,000 PER ANNUM\*\***

We are delighted to offer to the market this modern development of four two bedroom Flats in this popular location in Moseley off the Wake Green Road. This is a much sought after location within easy distance of Moseley Village, Hall Green and Kings Heath centre with all their excellent facilities including independent shops, restaurants and bars. Transport links are good with buses and trains into Birmingham and surrounding areas. Stations opening in Moseley and Kings Heath will further facilitate transport options. There are several green spaces nearby including Moseley Bog, Sarehole Mill, Tolkien's Trail and the Dingles. Parks include Cannon Hill, Swanshurst and Moseley. The accommodation on offer comprises; a driveway and secure gates leading to further parking and a communal garden. Two entrances to four two bedroom Flats, with open-plan kitchen and living room with two bedrooms and a bathroom. This is a unique opportunity to purchase a development and continue it's investment. The development further benefits from double glazing and heating and with tenants in-situ and happy to stay and be a continued income. Energy Efficiency Rating for Flat 1: C, Flat 2: C, Flat 3: D, Flat 4: C. The property also benefits from double glazing and heating. To arrange your viewing of this fantastic development please call our Moseley office.



### Approach

The properties are approached via a communal driveway with communal gates leading to a communal front entrance door opening into:

### Communal Hallway

With door opening into:

### Flat One

#### Open Plan Hallway/Living Room and Kitchen

With hallway having ceiling light point, wall mounted light points, central heating radiator, wall mounted intercom system, door opening in to storage cupboard providing useful storage and housing will mounted 'Valliant' boiler and doors opening into:

#### Living Area

living area 10'4" x 16'4" kitchen/living area tota (living area 3.16 x 5 kitchen/living area total 7.8)

#### Kitchen Area

8'9" x 8'8" (2.69 x 2.66)

With wall and base units, marble effect work surfaces, Hoover hob, cooker and extractor, one and a half bowl sink and drainer with mixer tap over, ceiling light point, tiling to splash backs, laminate to flooring and space for breakfast area.

#### Bedroom One

10'4" x 12'11" (3.15 x 3.96)

With double glazed window to the front aspect, central heating radiator and ceiling light point.

#### Bedroom Two

8'8" x 8'2" (2.65 x 2.51)

With central heating radiator, double glazed window to the front aspect and ceiling light point.

### Bathroom

5'10" x 12'0" (1.80 x 3.68)

With double glazed opaque window to the side aspect, ceiling light point, tiling to flooring, tiling to splash backs, four piece white bathroom suite comprising low flush WC, panel bath with mixer tap over, sink on pedestal with mixer tap over, walk-in shower cu7bicle and wall mounted extractor.

### Flat Two

#### Open Plan Living/Kitchen Area

10'6" x 19'2" kitchen 8'8" x 8'8" total 27'9" (3.22 x 5.85 kitchen 2.66 x 2.66 total 8.47)

With laminate to flooring, wooden wall and base units with marble effect work surface over, one and a half bowl stainless steel sink and drainer with mixer tap over, cooker hob ad extractor, built-in fridge freezer and breakfast area., Living area with central heating radiator, patio doors opening out to the rear communal garden, two opaque windows to the side aspect, ceiling light point and wall mounted light point.

#### Utility Area

4'9" x 8'9" (1.45 x 2.69)

With space for washing machine, base units, work surface, central heating boiler and central heating radiator.

#### Bedroom One

12'0" x 10'5" (3.68 x 3.19)

With double glazed window to the rear aspect, built-in wardrobe, ceiling light point and central heating radiator.

#### Bedroom Two

10'7" x 7'6" (3.24 x 2.29)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

## Bathroom

8'8" x 7'8" (2.66 x 2.35)

With tiling to flooring, four piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, corner shower cubicle with shower attachment above, panel bath with mixer tap over, ceiling light point and central heating radiator.

## Flat Four

From communal entrance stairs gives rise to the first floor with wooden front entrance door opening into:

## Open Plan Hallway

With ceiling spotlights, central heating radiator and doors opening into:

## Open Plan Living/Kitchen Area

living area 10'5" x 19'3" kitchen area 8'5" x 8'9" (living area 3.20m x 5.87m kitchen area 2.59m x 2.6)

With central heating radiators, double glazed opaque window to the side aspect, double glazed window to the rear aspect, lino to flooring, cream wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, 'Beko' cooker, Hoover hob with extractor over, tiling surround, wall mounted Valliant boiler, wall mounted extractor fan.

## Bedroom One

14'0" x 10'6" (4.27 x 3.22)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

## Bedroom Two

7'6" x 10'7" (2.30 x 3.23)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

## Utility

4'8" x 8'10" (1.44 x 2.71)

With base units with marble effect work surfaces with stainless steel sink and drainer with mixer tap over, space for washing machine, central heating radiator, ceiling light point and lino to flooring.

## Bathroom

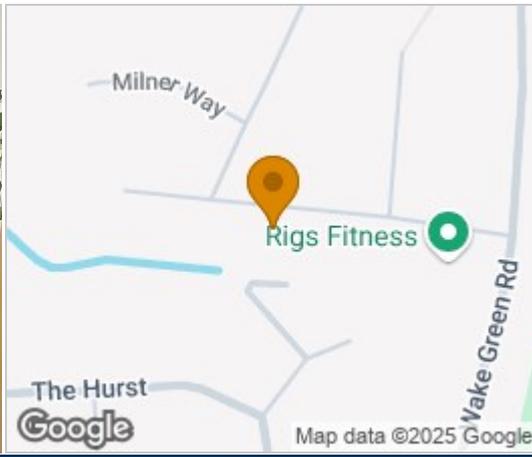
7'6" x 8'10" (2.3 x 2.71)

With a four piece bathroom suite comprising panel bath with mixer tap over, walk-in shower cubicle, wall mounted sink with mixer tap over, low flush WC, tiled floor covering, tiled surround, ceiling spotlights, wall mounted extractor fan and central heating radiator.

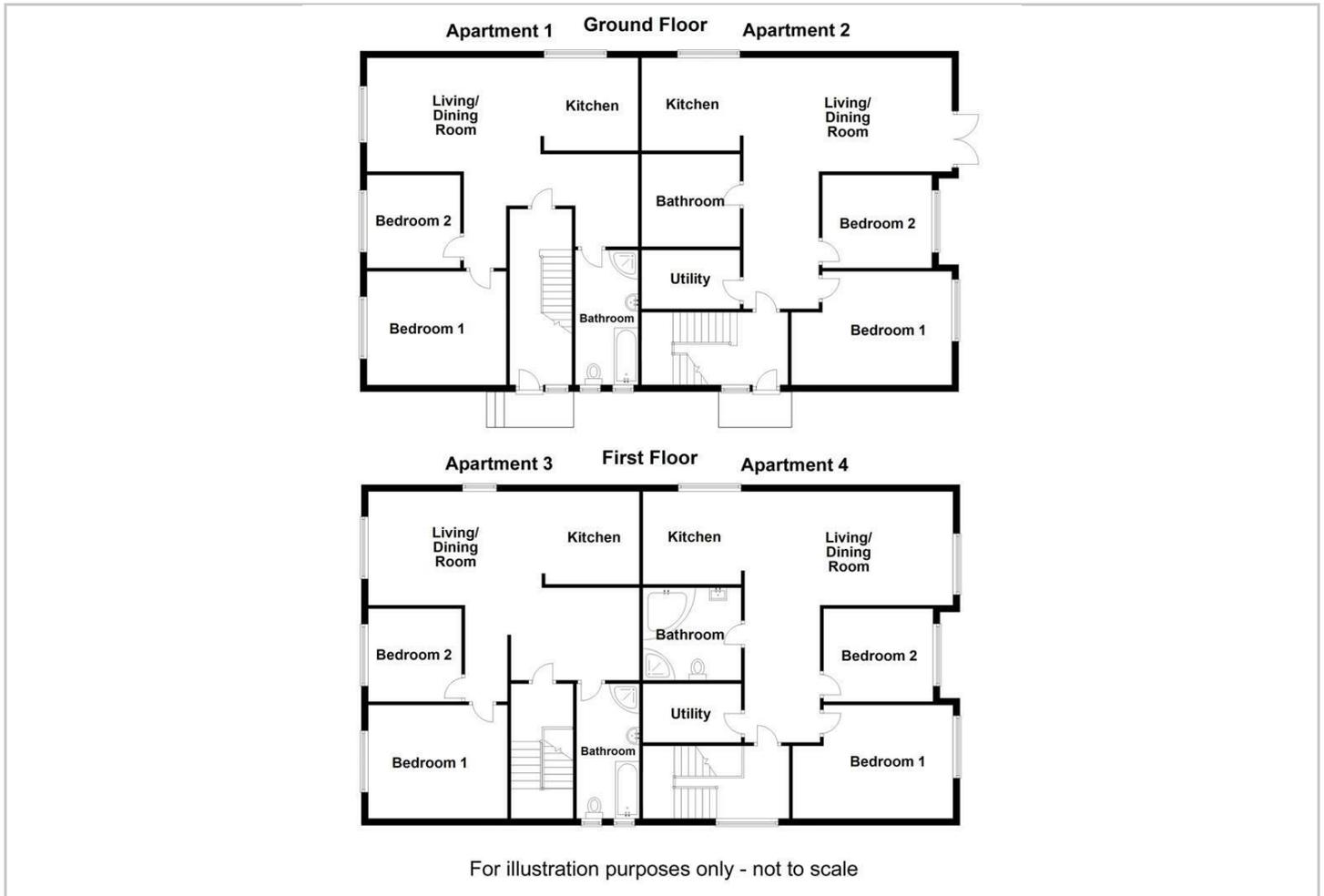
## Communal Garden

The property benefits from a small turfed area at the rear of the development.





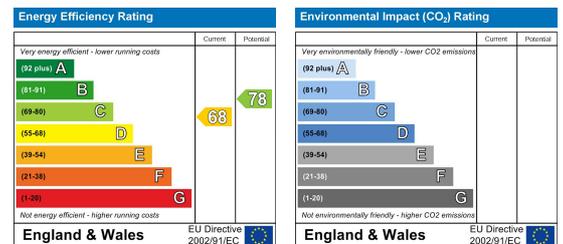
## Floor Plan



## Viewing

Please contact our 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.