



Flat 24 Union Place

Selly Park, Birmingham, B29 7NF

Guide Price £170,000



****TOP FLOOR TWO BEDROOM APARTMENT IN THE POPULAR SELLY PARK LOCATION. OFFERED WITH NO CHAIN!!**** We are delighted to offer to the market this well presented two bedroom apartment on the second floor, located in this popular area of Selly Park and being ideally located offering close links to Birmingham City Centre with excellent public transport and good access to Birmingham University, QE Hospital, Cannon Hill Park, MAC centre and Edgbaston Cricket Ground and other local amenities. The property is located in this private drive with allocated parking, communal entrance with security intercom system and stairs rising to second floor apartment. The property comprises; entrance hallway, living room, kitchen, apartment bathroom and two bedrooms with the main bedroom boasting en-suite shower room. The property also benefits from double glazing and electric heating and is being offered with no onward chain. Energy Efficiency Rating C. To arrange your viewing please contact our Moseley office.



Approach

The property is approached via a communal hallway with stairs giving rise to the second floor accommodation with wooden front entry door opening into:

Hallway

With wall mounted electric heating, ceiling light point, door opening into airing cupboard providing useful storage and further doors opening into:

Living Room

12'4" x 17'3" (3.76 x 5.28)

With dual aspect windows to the side and double glazed patio doors giving access to the balcony with views to the front, two ceiling light points, wall mounted electric heater and door opening into:

Kitchen

6'10" x 10'9" (2.10 x 3.28)

With lino to flooring, cream wall and base units with marble effect work surfaces incorporating one and half bowl stainless steel sink and drainer with mixer tap over, Hotpoint electric hob with extractor over, Electrolux cooker, integral microwave, integral fridge, freezer and washing machine, double glazed window to the side aspect and ceiling spotlights.

Bedroom One

12'2" x 7'8" (3.73 x 2.35)

With double glazed window to the front aspect, ceiling light point, wall mounted electric heater, built-in wardrobe and door opening into:

En-Suite

6'11" x 5'8" (2.11 x 1.74)

With lino to flooring, three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap, walk-in shower cubicle with shower attachment above, ceiling spotlights, ceiling extractor fan, wall mounted heater and tiled surround.

Bedroom Two

11'5" x 6'9" (3.48 x 2.08)

With double glazed window to the front aspect, ceiling light point and wall mounted electric heater.

Bathroom

6'4" x 6'7" (1.94 x 2.03)

With lino to flooring, three piece white bathroom suite comprising low flush WC, wash hand basin on pedestal with mixer tap over, panel bath with mixer tap and shower over, tiled surround, wall mounted heater, ceiling extractor fan and ceiling spotlight.

Communal Grounds

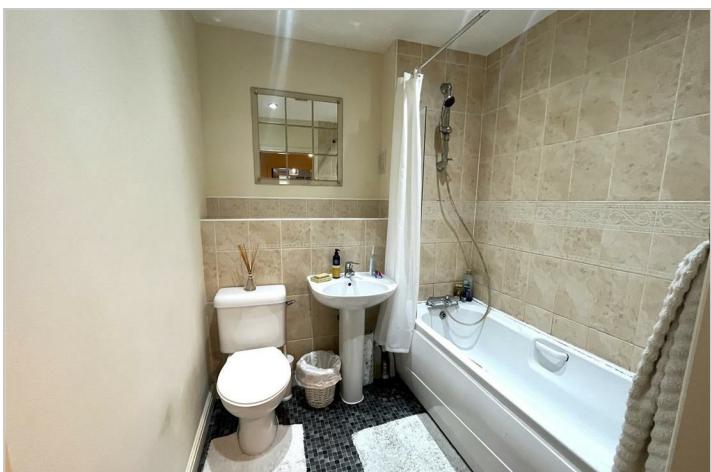
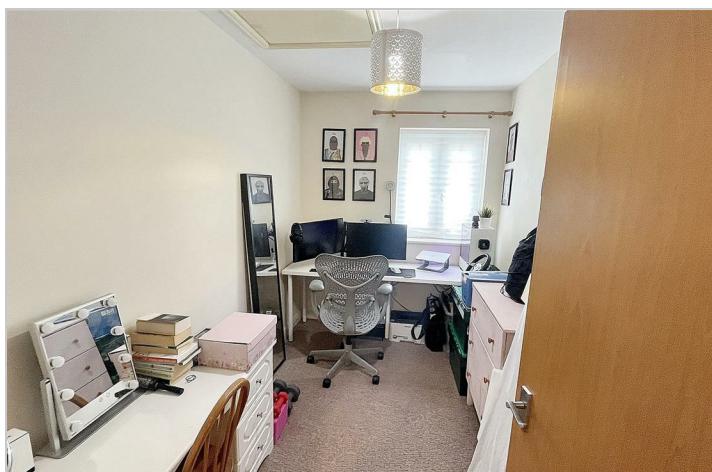
Allocated parking space.

Tenure

We have been informed by our vendors the property is leasehold and that the lease term remaining is approximately 103 years and the service charges are approximately £1,300.00 per annum and the ground rent is £125.00 per annum (subject to confirmation from your legal representative).

Council Tax Band

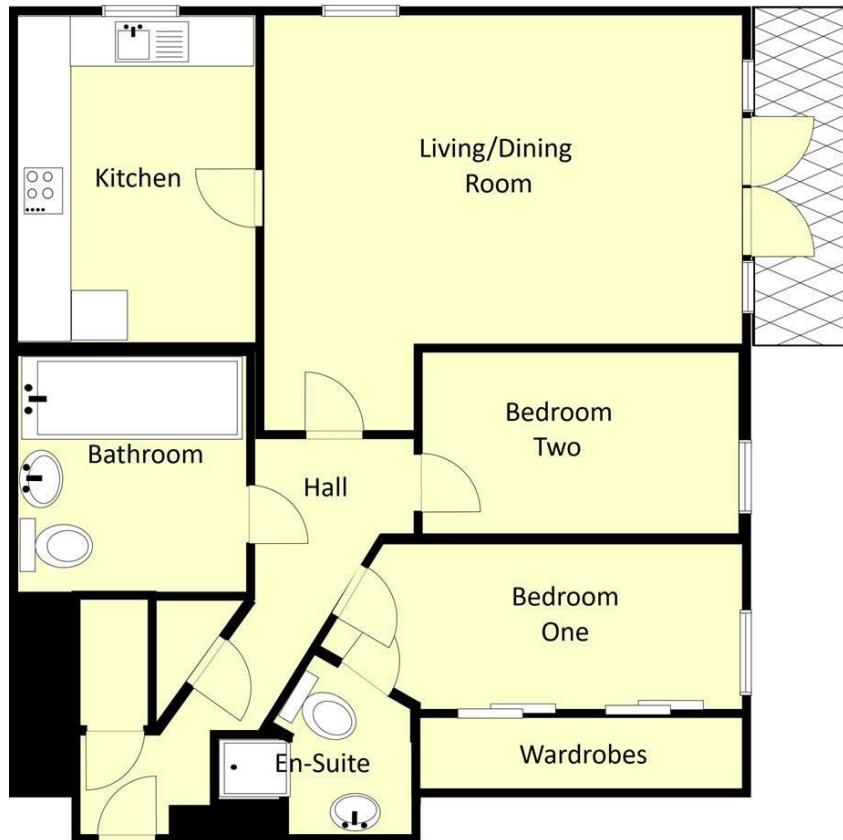
According to the Direct Gov website the Council Tax Band for Flat 24, Union Place Selly Park, Birmingham, B29 7NF is band D and the annual Council Tax amount is approximately £1,905.73 subject to confirmation from your legal representative.





Floor Plan

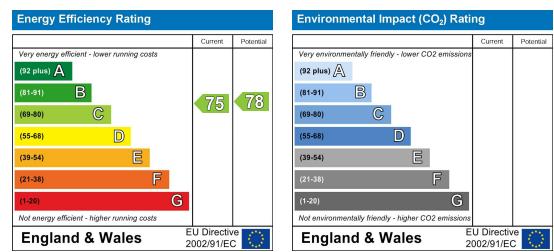
Union Place
For illustrative purposes only, NOT to scale.



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.