



37 Britannic Park 15 Yew Tree Road

Moseley, Birmingham, B13 8NQ

£1,250 Per Month



**** EXECUTIVE TWO BEDROOM APARTMENT, LEAFY VIEWS!! **** We are delighted to present to the market this nicely presented, two bedroom, first floor apartment located in this much-sought after development in the heart of Moseley. The development itself offers superb on-site facilities including a residents gym and residents in-door heated pool. Being ideally located for access into Moseley and Kings Heath shopping centres and also for access to the nearby City Centre, QE Hospital, Cannon Hill Park, Edgbaston cricket Ground and MAC theatre and upcoming Moseley Train Station in 2024. The accommodation offered briefly comprises; secure gated parking, on-site concierge service, lift access, entrance hallway, bright and airy living/dining room with balcony access, separate integrated kitchen, bedroom one with en-suite and balcony access, second bedroom and apartment shower room. Energy Efficiency Rating C. To arrange your viewing of this lovely apartment please call our Moseley branch.



Approach

This cricket pitch facing first floor, two bedroom apartment is approached via gated communal grounds providing communal parking and giving access to secure underground parking leading to communal front entry door opening into communal hallway with concierge with stairs and lift access to the first floor accommodation and wooden front entrance door opening into:

Hallway

With wall-mounted intercom system, cornice to ceiling, laminate flooring, ceiling spotlights, central heated radiator and an internal door opening into airing cupboard housing water tank and 'Worcester' boiler and further internal doors opening into:

Living Room

12'6" x 20'7" (3.82 x 6.29)

With a double-glazed window looking out on to rear communal garden aspect / cricket pitch with accompanying patio door leading out on to the balcony, cornice to ceiling, laminate flooring, ceiling light point, wall-mounted light points and two central heated radiators.

Kitchen

10'1" x 5'6" (3.09 x 1.69)

With a matching selection of cream wall and base units with under-counter lighting, light wood effect work surfaces, one and half bowl stainless steel sink and drainer with hot and cold mixer tap over, tiled surround, 'AEG' hob with stainless steel splash back and cooker with extractor fan, integrated fridge and freezer, integrated washer-dryer and dish-washer, ceiling-mounted extractor fan, ceiling spotlights and Amtico flooring.

Bedroom One

14'8" x 9'9" (4.49 x 2.98)

With a double-glazed window looking out on to cricket pitch views, double-glazed door also leading out on to the balcony, cornice to ceiling, laminate flooring, ceiling light point, central heated radiator, door opening into wardrobe providing useful storage space and further internal door opening into:

En-Suite Bathroom

5'3" x 8'9" (1.62 x 2.69)

With a four-piece white bathroom suite comprising of a low flush WC, bidet with hot and cold mixer tap over, wash hand basin on pedestal with hot and cold mixer tap over and panelled bath with hot and cold mixer tap over and shower attachment above, tiled surround, tiling flooring, ceiling-mounted extractor fan, ceiling light point and a central heated towel rail.

Bedroom Two

10'11" x 7'4" (3.35 x 2.24)

With a double-glazed window looking out on to the rear aspect, cornice to ceiling, laminate flooring, ceiling light point, central heated radiator and a built-in wardrobe providing useful storage space.

Shower Room

4'9" x 5'6" (1.47 x 1.69)

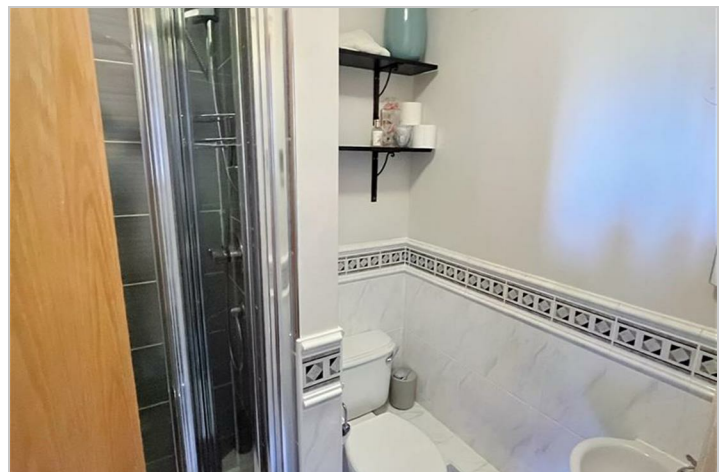
With a white three-piece shower suite comprising of low flush WC, wash hand basin on pedestal with hot and cold mixer tap over and shower cubicle with shower attachment above, tiling to splash back areas, Amtico flooring, ceiling-mounted extractor fan, ceiling light point.

Communal Grounds

With communal gardens wrapping around the development with mainly mature lawned areas with a selection of decorative flowerbeds with plants, trees, shrubs and flowers and also having an allocated underground car park space, communall allocated underground car park space, communal parking and communal leisure facilities, which include a swimming pool and gym.

Council Tax Band

According to the Direct Gov website the Council Tax Band for Apartment 37 Britannic Park, 15 Yew Tree Road, Moseley, Birmingham, B13 8NQ is band E and the annual Council Tax amount is approximately £2,329.22 subject to confirmation from your legal representative.





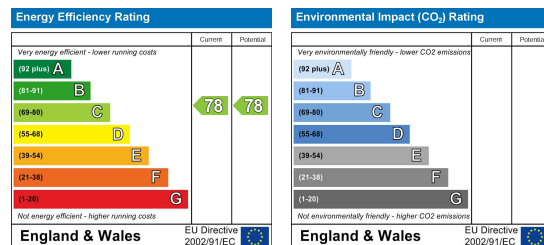
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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