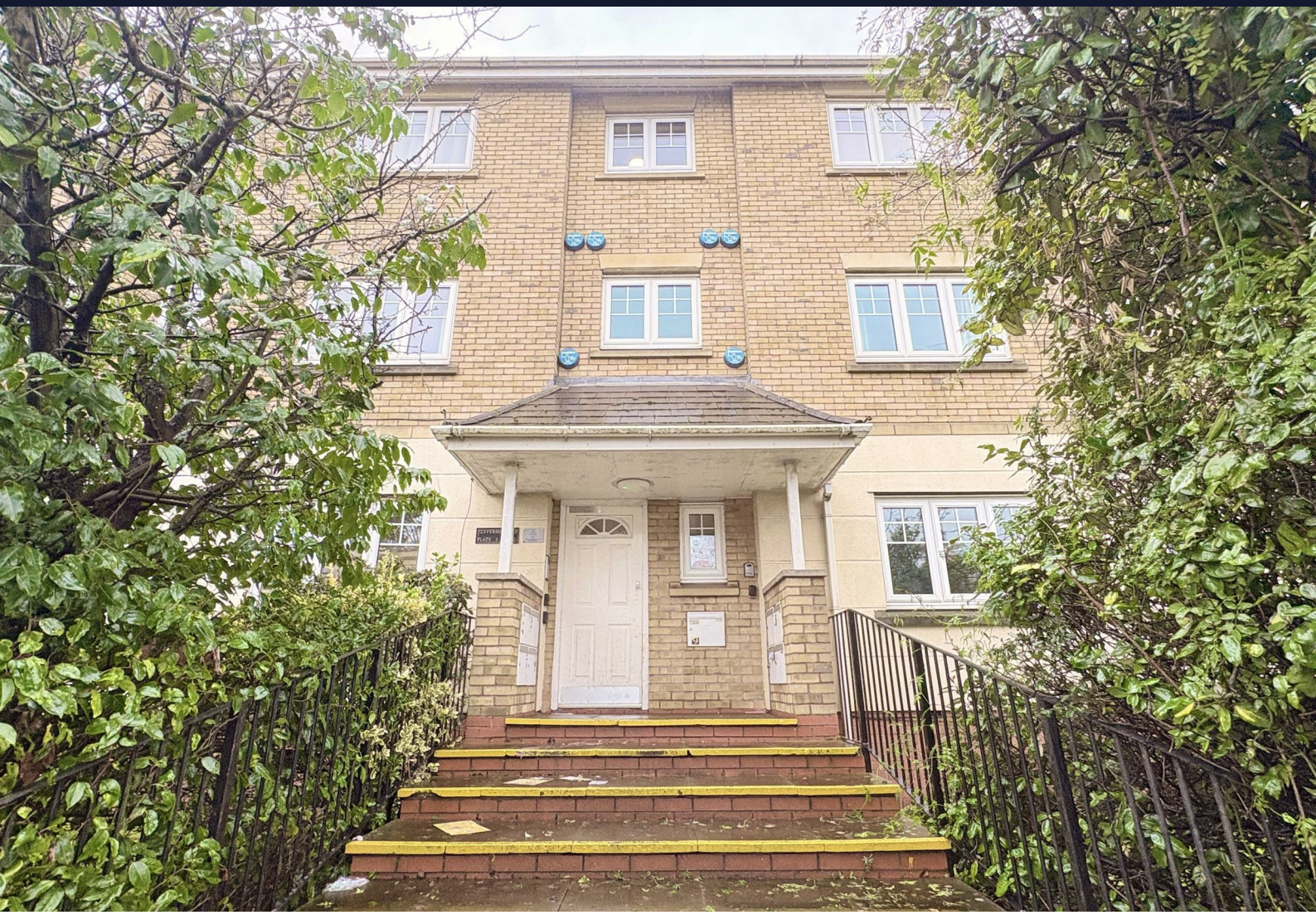
Rice Chamberlains
ESTATE AGENTS LLP



Apartment 4 Union Place 723 Pershore Road

Selly Park, Birmingham, B29 7NY

Offers In The Region Of £160,000

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****LOVELY TWO BEDROOM FLAT WITH NO CHAIN* We are delighted to offer to the market this desirable, two bedroom, first floor apartment that is superbly located to give good access to all of the nearby places of interest including; Cannon Hill Park, Edgbaston Cricket Ground, QE Hospital, Dental Hospital, City Centre and Birmingham University. In brief the accommodation on offer consists of; living / dining room, integrated kitchen, main bedroom with en-suite shower room, apartment bathroom and second bedroom. The flat also benefits from allocated parking. Energy Efficiency Rating C. To arrange your viewing please call our Moseley office!**







Approach

This first floor, two bedroom apartment is approached via front communal gardens leading to steps rising to communal front entry door opening into communal hallway with stairs rising to the first floor accommodation and hardwood front entry door opening into:

Hallway

With two ceiling light points, wall-mounted electric storage heater, telephone intercom system, wall-mounted alarm, two doors opening into storage cupboards, one housing hot water cylinder and the other providing useful storage space and further interior doors opening into:

Living / Dining Room

20' 5'' x 13' 0'' (6.22m x 3.96m)

With a double-glazed bay window to the front aspect, further frosted double-glazed window to the side aspect, two ceiling light points, two wall-mounted electric storage heaters and interior door opening into:

Kitchen

6'04" x 9'06" (6'4" x 9'6") (1.93 x 2.90)

With a selection of cream fronted matching wall and base units, one and half drainer stainless steel sink, tiling to splash back areas, roll edge work surface, integrated 'Zanussi' oven, integrated microwave, further integrated fridge and freezer, washing machine, four-ring burner electric hob with built-in extractor, recessed spotlights to ceiling and a double-glazed window to the rear aspect.

Bedroom One

10'11" x 10'5" (3.33m x 3.18m)

Accessed from an interior door in the hallway with a double-glazed window to the front aspect, ceiling light point, wall-mounted electric storage heater, built-in triple wardrobe with mirror frontiered doors and door opening into:

En-Suite Shower Room

7'07" x 4'03" (2.31m x 1.30m)

With a low flush WC, wash hand basin on pedestal with hot and cold mixer tap, double walk-in shower cubicle with mains power shower, tiling to splash back areas, wall-mounted extractor fan, tiling to floors, recessed spotlights to ceiling and a frosted double-glazed window to the front aspect.

Bedroom Two

9'01" x 7'07" (2.77m x 2.31m)

With a double-glazed window to the rear aspect, wall-mounted shelving, ceiling light point and a wall-mounted electric storage heater.

Bathroom

7'02" x 5'06" (7'2" x 5'6") (2.18 x 1.68)

With a low flush WC, wash hand basin on pedestal with hot and cold mixer tap over and panelled bath with hot and cold mixer tap over and telephone shower attachment, tiling to all splash back areas and half-wall height, laminate wood-effect floor covering and ceiling spotlights.

Communal Grounds

Leafy communal grounds with well tendered gardens providing outside bin storage and parking spaces. Also providing access into the City Centre, Edgbaston Cricket Ground and Birmingham University via the nearby transport links on Pershore Road.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 99 years (125 years from 1/1/2001, 99.7 years from today), the ground rent is approximately £31.25 per quarter and the service charges are approximately £401.17 per quarter (subject to confirmation from your legal representative).

Council Tax Band

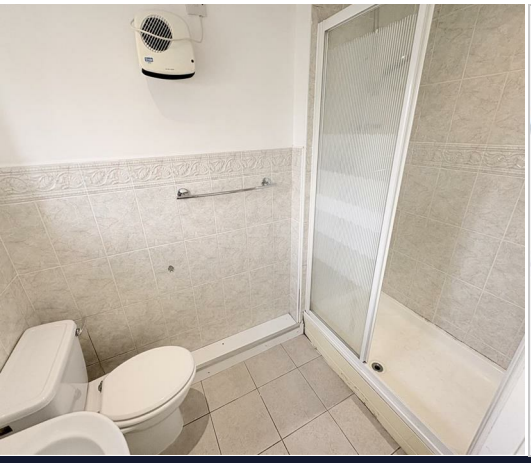
According to the Direct Gov website the Council Tax Band for Union Place, Pershore Road, Selly Park, Birmingham, B29 7NY, is band C and the annual Council Tax amount is approximately £1,553.94 subject to confirmation from your legal representative.

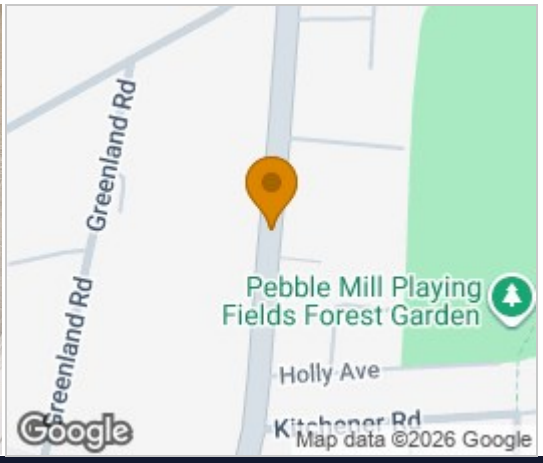






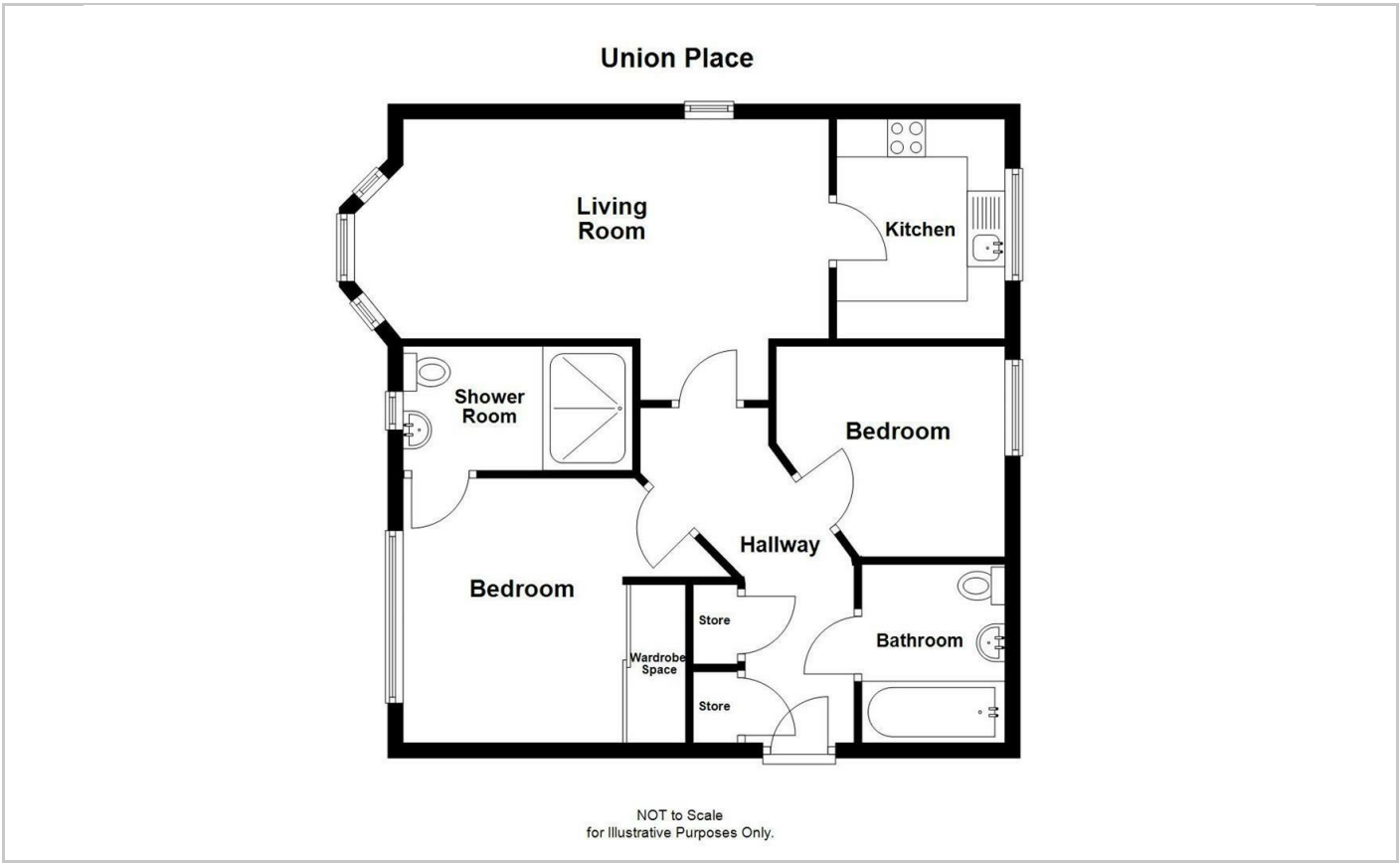








Floor Plan



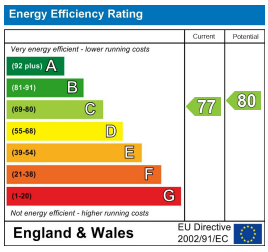
Viewing

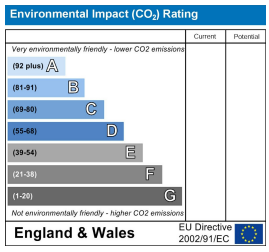
Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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