Bartleys
Estate Agents









403 Woodvale Mews, Haunch Lane, Kings Heath, Birmingham B13 0PS

Price Guide £149,950

- Spacious Two Bedroom Apartment
- Second Floor
- Redecorated Throughout
- Secure Allocated Parking Space
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

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A very well-presented, SECOND FLOOR, TWO BEDROOMED APARTMENT is set within a secure gated development. A security intercom entrance with stairs leads to the first-floor communal landing and the property's main entrance door which opens through to the hallway. The accommodation briefly comprises; OPEN PLAN lounge diner, two bedrooms, main bathroom, communal gardens and one secure underground parking space. Early viewing is highly recommended to fully appreciate all this property has to offer. No Chain.

APPROACH
Via a secure, gated entrance giving access to the building where Number 403 is located on the second floor.



ENTRANCE HALL
Ceramic tiled floor, Sunhouse electric storage heater, ceiling spotlights, doors to lounge, kitchen, storage cupboard, bedroom one, bedroom two and bathroom.

DUAL ASPECT LOUNGE
16' 7" (5.06M) X 11' 10" (3.6M)
Truflame wall-mounted electric fire, Sunhouse electric panel heater, wood-effect flooring, ceiling spotlights, telephone point, TV point, UPVC double glazed windows to the side and front aspects.



KITCHEN (SIDE)
12' 6" (3.8M) X 6' 11" (2.1M)
A range of wall and base units with co-ordinated roll top work surfaces, ceramic tiling to splash prone areas, integrated ceramic hob, electric oven with concealed extractor fan over, integrated fridge and freezer, Bosch integrated dishwasher, provision for a washing machine, ceramic tiled floor, stainless steel single drain sink unit, Sunhouse electric panel heater, wood-effect flooring, ceiling spotlights and obscure UPVC double glazed window to the side aspect.



BEDROOM ONE (REAR)
12' 10" (3.9M) X 11' 6" (3.5M)
Sunhouse panel heater, wood-effect flooring, ceiling spotlights, UPVC double glazed window to the rear aspect.



BEDROOM TWO (REAR)
15' 9" (4.8M) X 7' 10" (2.4M)
Sunhouse panel heater, wood-effect flooring, ceiling spotlights, UPVC double glazed window to the rear aspect.

BATHROOM (SIDE)
Modern, white, three piece suite comprising low level flush WC, pedestal hand wash basin, panel bath with chrome thermostatic shower unit and shower screen, wood-effect flooring, waterproof panels fitted to all walls, mirrored bathroom cabinet, ceiling spotlights, Dimplex wall heater, obscure UPVC double glazed window to the side aspect.

PARKING
There is one allocated parking space.

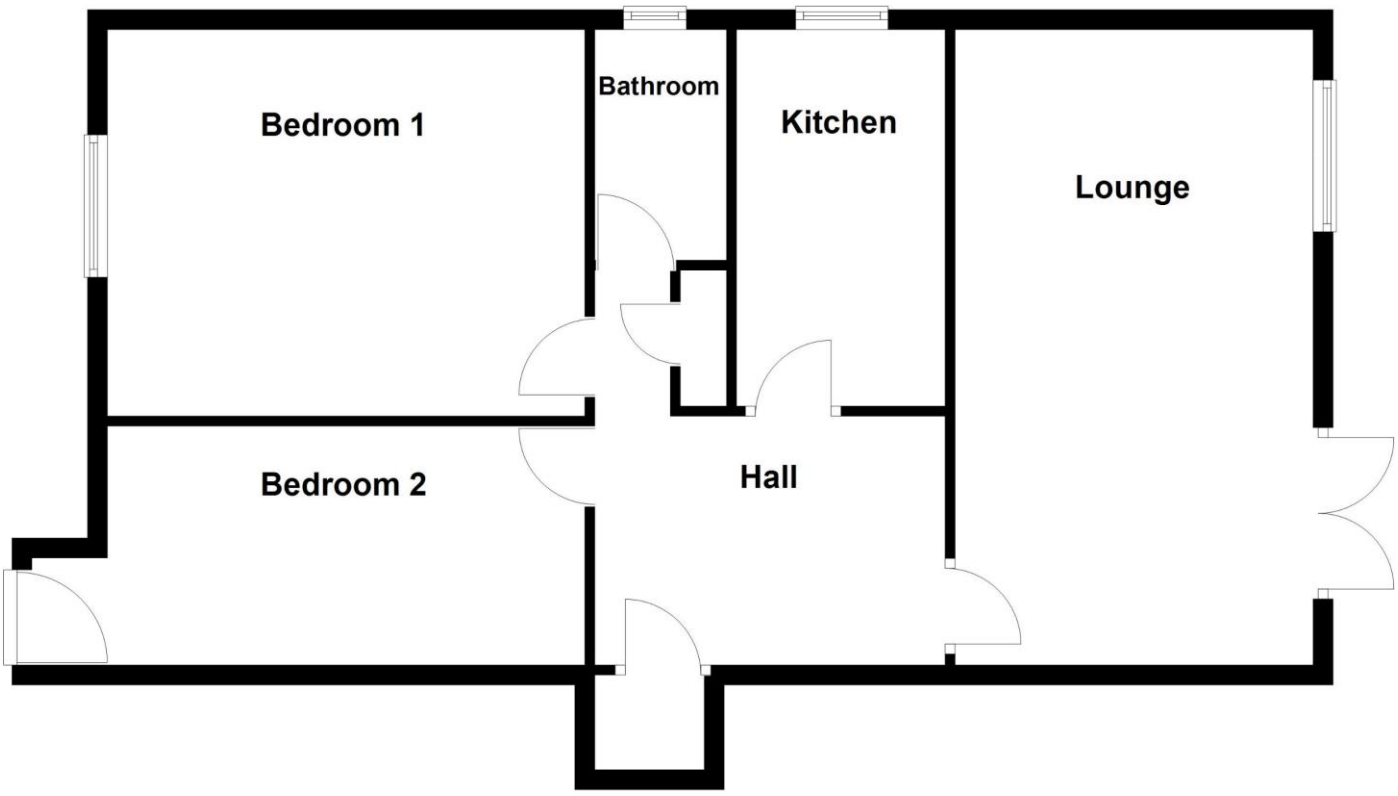


TENURE
We have been advised that the property is Leasehold with 976 years left unexpired. This is subject to verification by your Solicitor.

SERVICE CHARGE
We have been advised that the Service Charge for 2024-2025 is £2,068 which is paid on a quarterly basis. This is subject to verification by your Solicitor.

GROUND RENT
We have been advised that the Ground Rent is £170.00 per annum. This is subject to verification by your Solicitor.

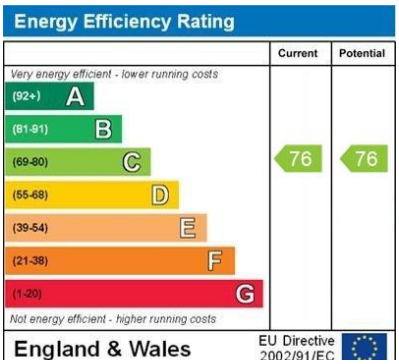




Total area: approx. 79.5 sq. metres (856.1 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



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