



HERITAGE ESTATE AGENCY



Alder Court, 375 Haunch Lane, Kings Heath, Birmingham, B13 0PS
£145,000

A Two Bedroom Second Floor Apartment



**Haunch Lane comprises in further detail:**

The property is set back from the road and approached via public pathway leading to gated access to communal lawn area with pathway leading to communal main entrance door leading to stairs rising to second floor landing and private entrance door opening to:

Entrance Hallway

Ceiling spot lights, loft access, wall mounted security intercom system, storage cupboard, electric heater and doors to:

Lounge 15'10" x 11'10" excl door recess

Two windows to front aspect, ceiling spot lights, electric storage heater and wall mounted pebble effect electric fire.

Kitchen 11'8" max x 7'1" max

Obscured window to side aspect, ceiling light point, tiled flooring, wall mounted electric heater and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated oven and four ring electric hob with extractor hood over, washing machine and integrated fridge/freezer.

Bedroom One 12'2" x 12'1"

Window to rear aspect, ceiling light point and wall mounted electric heater.

Bedroom Two 17'10" max x 7'9" max

Window to rear aspect, ceiling light point and wall mounted electric heater.

Bathroom 7'11" x 5'4"

Obscured window to side aspect, ceiling light point, extractor fan, electric shaver socket, part tiled walls,

wood flooring, heated towel rail and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Outside

Allocated parking space numbered 18.

Lease Details

Approx term remaining:- 975 years (999 years from 01.01.2002)

Ground Rent - £170.00 per annum

Service Charge - £595.67 per quarter (for the period 01.10.2026 to 31.12.2026) (£2382.68 per annum)

Review Periods - 21 years. Ask the office for more information.

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Note:

We are advised by the vendor that the lease restricts the following:

- not to use or suffer to be used the demised premises for any purpose whatsoever other than as a private residence for occupation by a single household and in particular not to carry on or permit to suffer to be carried on in or from the demised premises any trade business or profession





- not to use the parking space for any purpose other than for the purpose of parking a private motor vehicle not exceeding three tonnes in gross laden weight
- not to allow any trailer caravan or boat or other similar chattel to be brought on to any part of the Estate
- no dog bird cat or other animal or reptile shall be kept in the demised premises

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





Second Floor Apartment



375 Haunch Lane, Kings Heath,
Birmingham, B13.

Total Area: approx 67.4 m² ... 726 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

