



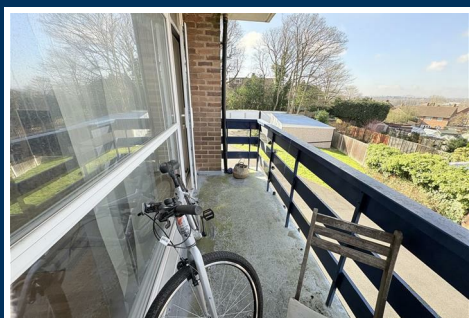
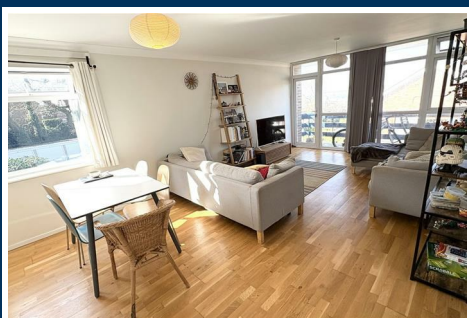
26 Westhouse Court

Kings Heath, Birmingham, B14 6PT

Offers Over £140,000



We are pleased to present this impressive two bedroom, ground floor apartment. The area benefits from excellent transportation links, with Yardley Wood railway station nearby and several bus routes providing convenient access to Birmingham city centre and beyond. The local area also boasts green spaces such as the Stratford-upon-Avon Canal, ideal for walking and cycling, and Priory Fields Nature Reserve for outdoor activities. The property also benefits from local amenities such as shops, cafes, and restaurants, with larger retail options available in the surrounding area. The apartment is complimented with secure access, well maintained communal area with bin shoot and the apartment door entry, leading to hallway with storage cupboard, kitchen, dual aspect living room with balcony access, bathroom and two bedrooms. The energy efficiency rating C. Call our Moseley office to book in a viewing!



Approach

With communal grounds leading to a secure door opening into communal area and door opening into hallway.

Hallway

With wood effect laminate flooring, ceiling light point and doors opening into:

Kitchen

7'7" x 10'6" (2.32 x 3.21)

With wall and base units with work surfaces over incorporating gas hob and oven, extractor fan, space for washing machine and fridge freezer, stainless steel sink and drainer with hot and cold taps, double glazed window to the rear aspect, tiling to floor, tiled walls and ceiling light point.

Living Room

22'9" x 12'11" (6.94 x 3.94)

With double glazed window to the rear aspect, further double glazed window with an accompanying double glazed door gives access out to the patio, two ceiling light point, two central heating radiators, door giving access into the kitchen and laminate wood effect flooring.

Balcony

With space for patio seating or storage, being the same width span of the living room.

Bedroom One

13'6" x 13'5" (4.12 x 4.10)

With ceiling light point, central heating radiator, double glazed window to the side aspect and built-in storage cupboard providing useful storage.

Bedroom Two

With laminate wood effect flooring, ceiling light point, central heating radiator, built-in storage cupboard providing useful storage and housing the boiler and double glazed window to the front aspect.

Bathroom

8'5" x 9'2" (2.59 x 2.80)

With double glazed opaque window to the side aspect, ceiling spotlight, central heating radiator, tiled floor and walls, sink on pedestal with hot and cold taps, panel bath with hot and cold tap and shower over, low flush WC AND SHAVER POINT.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 139 years, the ground rent is approximately £110.00 per annum and the service charges are approximately £2924.80 per annum (subject to confirmation from your legal representative).

Council Tax Band

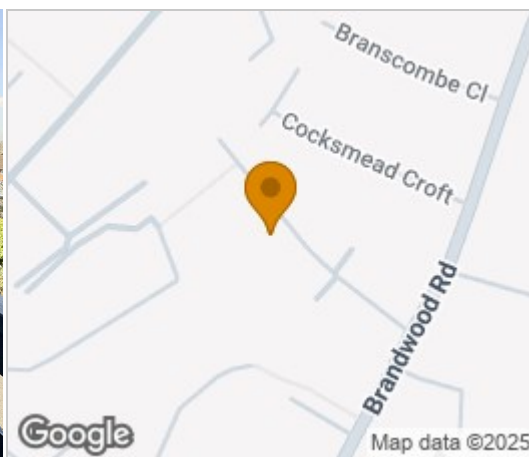
According to the Direct Gov website the Council Tax Band for 26 Westhouse Court, Westhouse Grove,, Kings Heath, Birmingham, B14 6PT is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative

Extra Information

Please be advised that there is an upcoming charge of £5,000 made by the Property Management plus a further charge in 2027 of the same amount. This is required to carry out necessary works to the roof, which each leaseholder will be required to pay. The

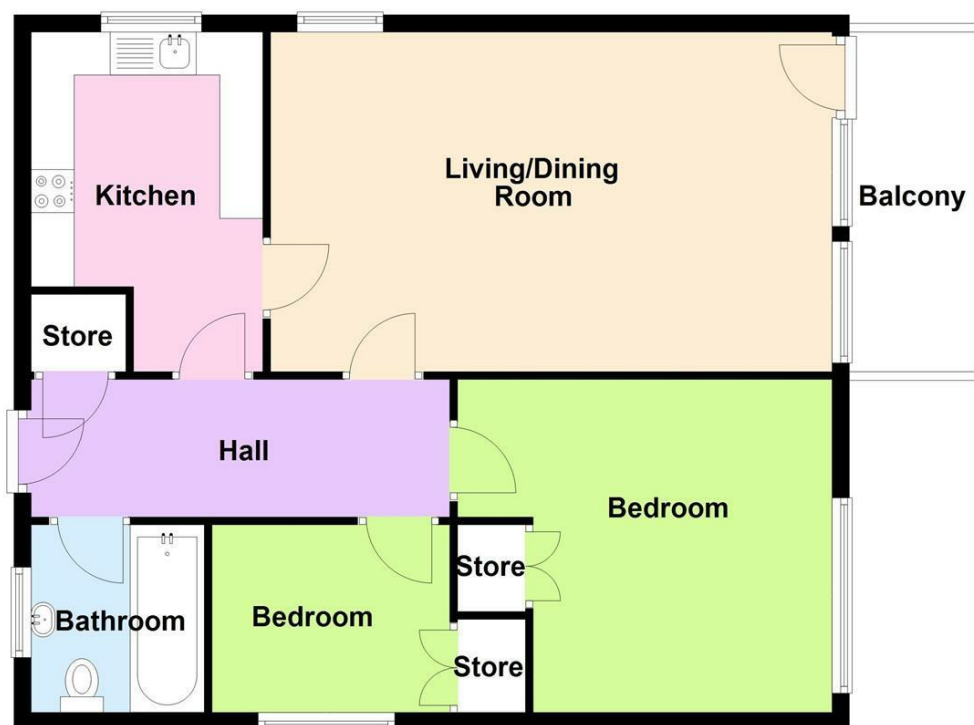
current owner will make the first payment before any completion of sale and is willing to negotiate on the upcoming charge due in 2027. This is reflected in the asking price of the property.





Floor Plan

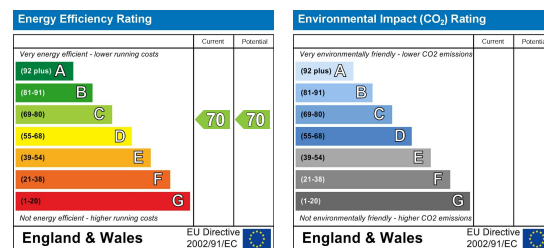
Westhouse Grove - NOT TO SCALE - For illustrative purposes only



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.