



# HERITAGE ESTATE AGENCY



**215 Braceby Avenue, Billesley, Birmingham, B13 0US**

**£100,000**

**A Two Bedroom First Floor Flat**





### **Braceby Avenue comprises in further detail:**

The property is set back from the road and approached via a communal pathway leading to communal entrance door opening to:

#### **Communal Hallway**

Leading to private entrance door opening to:

#### **Entrance Hallway**

Two ceiling light points, loft access, warm air heating controls, wood effect flooring, built in storage cupboard and doors to:

#### **Airing cupboard**

Housing the hot water cylinder.

#### **Lounge/Dining Room 24'2" max x 11'4" max**

Windows to front and rear aspects, two ceiling light points, warm air vent and feature fire surround with hearth.

#### **Kitchen 7'6" max x 10'5" max**

Window to rear aspect, coved ceiling, ceiling light point and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, oven, plumbing for washing machine and space for fridge.

#### **Bedroom One 12'11" max x 10'6" max**

Window to front aspect, coved ceiling, ceiling light point and warm air vent.

#### **Bedroom Two 12'11" max x 9'1" max**

Window to front aspect, coved ceiling and ceiling light point.

#### **Bathroom 5'5" x 5'3"**

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, tiled flooring and a bathroom suite comprising: panelled bath with mixer tap over and pedestal wash basin.

#### **Separate W.C.**

Obscured window to rear aspect, coved ceiling, ceiling light point, tiled flooring and low level flush w.c.

#### **Lease details**

Approx term remaining:- 82 years (125 years from May 1983)

Ground Rent - £10.00 per annum

Service Charge - £518.04 per annum (for the period 01.04.24 to 31.3.25)

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 make any alterations or additions to the premises nor the heating system without the prior written consent of the Landlord and Company
- not to use the premises for any other purpose than of





a private residence

- not to keep a dog or dogs on the demised premises
- keep in proper and effective control any cat or other animal or bird kept in the property

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, gas, 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.

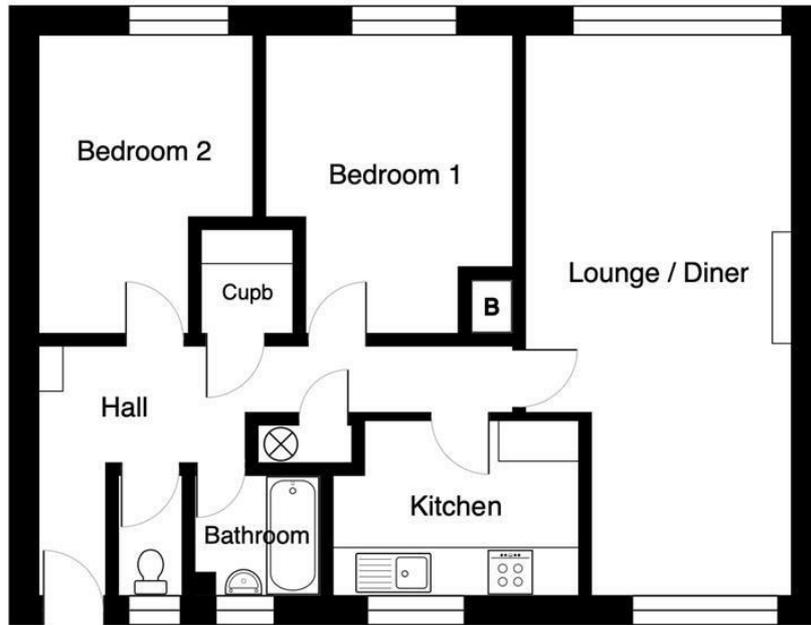
### COUNCIL TAX BAND

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





First Floor  
Floor Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>



215 Braceby Avenue, Billesley,  
Birmingham, B13 0US.



Total Area: approximately 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>

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.

