



## Birch Court

Kings Heath

B13 0PS

Asking Price Of **£150,000**

*Two-Bedroom Apartment*

*722 Sq. Ft.*

*Secure & Allocated Parking*

*Top Floor Apartment*



## Property Description

**DESCRIPTION** A modern top floor, two-bedroom apartment in this most convenient location ideal first time buyer or buy-to-let investor. An ideal location for this well presented modern top floor apartment in this popular and convenient area of Kings Heath, on the edge of the local conservation area at Billesley Common. The apartment consists of an open plan lounge/diner with a separate kitchen, two double bedrooms and a bathroom. It has access to a communal garden and one allocated parking space.

**LOCATION** Situated in a convenient residential location having access to local amenities, it is in close proximity of the Yardley Wood Train Station and has good transport links to Solihull, Birmingham City Centre and the M42. The property is also in walking distance of Billesley Common which provides lots of wildlife and outdoor walks.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION** Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

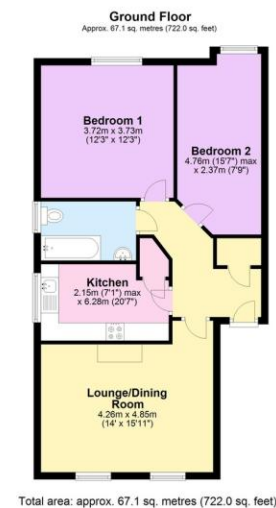
**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

## Floor Layout



Total approx. floor area 722 sq ft (67 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



## Edgbaston Branch

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*JL*  
**James Laurence**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements