



## Heritage Court, Warstone Lane, Birmingham, B18 6HU

Situated on the third floor, a two bedroom apartment with ensuite bathroom, shower room, separate kitchen, spacious living and dining accommodation. The property benefits from balcony access from living space and main bedroom and overlooking internal courtyard. The development offers secure underground parking, lift access and CCTV entry phone system.

## Energy Efficiency Rating - C

## Asking Price £235,000

- Spacious third floor two bedroom apartment
- Dual aspect
- Ensuite bathroom
- Shower room
- Separate kitchen

Heritage Court is well served by Birmingham Metro, City Link buses and is within easy walking distance to St Paul's Square and the City Centre.

HALLWAY 29' 9" x 3' 5" (9.07m x 1.04m) Wood laminate floor. Creda wall mounted heaters. Downlighting. Chrome light switches. Double wall socket. Telephone points. Video phone entry. Smoke detector.

AIRING CUPBOARD 2' 7" x 2' 1" (0.79m x 0.64m)

LIVING/DINING ROOM 19' 7" x 13' 9" (5.97m x 4.19m) Dual aspect. Double glazed window with door opening onto private balcony overlooking courtyard. Creda wall mounted heater. Ceiling light fitting. Double wall sockets. Home networking & telephone outlets. TV/FM/satellite sockets.

FITTED KITCHEN 10' 1" x 8' 6" (3.07m x 2.59m) Double glazed window Range of base & wall kitchen units, cream with brushed steel handles. Downlighting. Concealed Whirlpool fridge. Concealed Whirlpool freezer. Whirlpool hob/oven & extractor. Concealed Whirlpool dishwasher. Concealed Whirlpool washer /dryer. One & a half bowl stainless steel sink with drainer & mixer tap. Wood laminate floor. Spotlights on linear track. Part tiled walls, white. Channel Plus Excel control panel for heating. Chrome double wall sockets. TV aerial sockets. Telephone socket.

MAIN BEDROOM 19' 1" x 11' 2" (5.82m x 3.4m) Overlooking & access to balcony full height double glazed door leading onto balcony. Double glazed windows. Double wall socket. TV aerial socket. Telephone point. Chrome light switches. Ceiling mounted light fitting.

ENSUITE 9' 4" x 5' 7" (2.84m x 1.7m) Tiled floor. White matching bathroom suite, white handbasin with chrome mixer tap. White bath with chrome mixer tap, Shower, WC. Tiled surrounds to bath & part tiled splash back to hand basin. Vanity mirror above handbasin & light fittings either side with integrated shaver socket. Heated towel rail. Downlighting.

Creda wall mounted heater. Tiled floor. Vanity cupboard & shelving. Extractor fan.

BEDROOM 14' 1" x 8' 6" (4.29m x 2.59m) Double glazed windows. Wall mounted heater. Ceiling mounted light fitting. Chrome light switch. Double wall sockets.

SHOWER ROOM 8' 2" x 5' 3" (2.49m x 1.6m) White matching wash hand basin with chrome mixer tap. WC. Shower cubicle with glazed door & chrome thermostatically controlled wall mounted shower & tiled surrounds. Chrome heated towel rail. Downlighting. Vanity mirror above handbasin. Lighting either side. Creda heater. Extractor fan. Vanity cupboard under sink. Part tiled walls. Tiled floor.

## BALCONY

### Additional Features

#### Parking

81 Heritage Court has one allocated parking space in the secure underground car park.

#### Services

Mains water, mains electricity and mains drainage. "Creda" heating.

#### Local Authority

Birmingham City Council. Council House, Victoria Square, Birmingham, B1 1BB

#### Tenure

Leasehold. Further details of the lease and outgoing can be obtained from York Laurent.

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements and charges are approximate 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/tenants are advised to recheck the measurements and charges with their acting solicitor.