

**19 KELTON COURT, CARPENTER ROAD,
EDGBASTON, B15 2JX**



**A SPACIOUS GAS CENTRALLY HEATED TWO BEDROOM SECOND FLOOR
FLAT SITUATED IN THIS SOUGHT AFTER DEVELOPMENT AND
BENEFITTING FROM AN EXTENDED LEASE.
EPC BAND RATING E**

OFFERS IN THE REGION OF £195,000



Location

KELTON COURT is a purpose built modern development of two bedroomed flats which is situated on Carpenter Road which itself is within close proximity to The Birmingham University and The Queen Elizabeth Medical Complex. In addition Harborne High Street offers excellent shopping, cafe and restaurant facilities..

Introduction

19 KELTON COURT is a spacious second floor gas centrally heated and double glazed flat. . Approached via a communal entrance hall with security entry phone the accommodation comprises: reception hall, lounge/dining room, breakfast kitchen, two double bedrooms, bathroom and separate wc. There are communal gardens, parking and garage. The lease has been extended and there is approximately 142 years left unexpired.

The accommodation comprises in more detail:

Reception Hall

Having security entry phone, ceiling light point, large walk-in cloaks/storage cupboard and front door.

Lounge/Dining Room

20'5" x 16'6" (max) (6.22m x 5.03m (max)) Having central heating radiator, several power points, two ceiling light points, cornice, thermostat central heating control, double glazed picture window and bay to rear.



Breakfast Kitchen

12'10" x 10'8" (3.91m x 3.25m) Having a range of mahogany fronted units to include sink unit and drainer, further base and wall units with black onyx work top, electric cooker point, extractor hood, central heating radiator, plumbing for automatic washing machine, floor and wall tiling, ceiling light points, boiler cupboard housing the gas boiler and double glazed window to front.





Bedroom One

13'1" x 11'11" (3.99m x 3.63m)
Having built in wardrobes, bedside tables, central heating radiator, power points, ceiling light point and double glazed window.



Bedroom Two

10'0" x 9'11" (3.05m x 3.02m)
Having central heating radiator, power points, ceiling light point and double glazed window to front.



Fully Tiled Bathroom

Comprising panelled bath with electric shower over, wash hand basin, ceiling light point and double glazed window.



Separate WC

Having low level wc, wall tiling and double glazed window.

Outside



GARAGE situated in separate block.

The flat stands in well kept communal grounds with further guest parking.

General Information

POSSESSION: Vacant possession will be given upon completion of the sale.

SERVICES: Mains electricity, gas, water and drainage are available

LOCAL AUTHORITY : Birmingham City Council - 0121 303 9944

WATER AUTHORITY: Severn Trent Water - 0345 500500

TENURE: The agents are advised that the property is leasehold with 142 years unexpired. There is an annual service charge of approx £2000.

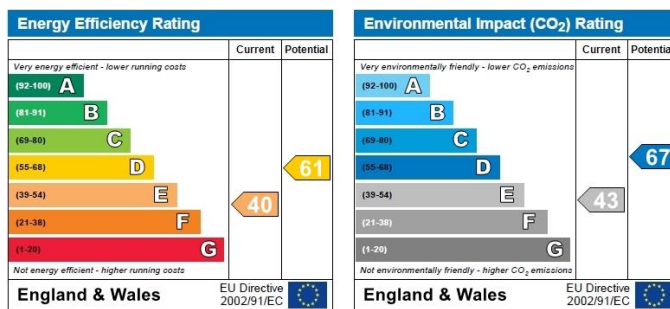
FIXTURES and FITTINGS: All items not mentioned in these particulars are excluded from the sale.

VIEWING: Strictly by appointment with the selling agents, Hadleigh on 0121 427 1213.









MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".