

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Flat 3, 960A Alum Rock Road, Alum Rock, Birmingham, B8 2LS

Offers Over £60,000



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***** TO PURCHASE YOU HAVE TO BE OVER FIFTY FIVE YEARS OF AGE *****

** TWO BEDROOMS ** PRIVATE GATED APPROACH ** NO UPWARD CHAIN ** LONG LEASE **

This TWO BEDROOM purpose built GROUND FLOOR FLAT is tucked away from the main Alum Rock Road but is close enough to access the Fox & Goose shopping area within a small walk. The property is set in a gated private area with private parking creating a nice communal living location. The property itself is situated on the ground floor and consists of an entrance porch area with storage, lounge, kitchen, inner hallway with further storage, TWO BEDROOMS and a shower room. There is access via the second bedroom area into the communal gardens directly to the rear of the property. Energy Efficiency Rating:- D

Approach

The property is set off Alum Rock Road via a private driveway which is gated on the entrance to these properties. The property is set within communal garden areas and pathways around the parking areas. Wall mounted outside tap, double glazed door situated to the side of the property allowing access to:-

Entrance Porch

4' x 3'1" (1.22m x 0.94m)

Enclosed entrance porch area with a tiled floor, wall mounted lantern style light, and a door to the rear allowing access to:-

Lounge

15'1" x 11'1" (4.60m x 3.38m)

Double glazed window to the front, wall mounted electric heater, decorative coving finish to the ceiling and a ceiling rose. Wooden style fire surround with a stone effect back over hearth and an electric coal effect fire inset. Door to the side into:-

Kitchen

12'11" x 6'3" (3.94m x 1.91m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Partly tiled walls, tiling to the floor area, plumbing for a washing machine with further plumbing for a dishwasher. Double glazed window to the front.

Inner Hallway

Accessed via the lounge area, wall mounted electric heater, two storage heaters. Doors to:-

Bedroom One

14'9" max 12'8" min x 9'2" (4.50m max 3.86m min x 2.79m)

Double glazed window to the rear, wall mounted electric heater, and built in wardrobes consisting of two double wardrobes

Bedroom Two

9'5" x 6'5" (2.87m x 1.96m)

Double glazed window to the rear to the side of a double glazed door also to the rear allowing access to the rear garden area, and a wall mounted electric heater.

Shower Room

6'3" x 5'2" (1.91m x 1.57m)

Suite comprised of a shower cubicle, low flush WC and a wash hand basin inset to the vanity unit providing storage below. Ladder style electric radiator, tiling to the wall areas, and tiling to the floor area. Wall mounted electric heater, and double glazed window to the rear.

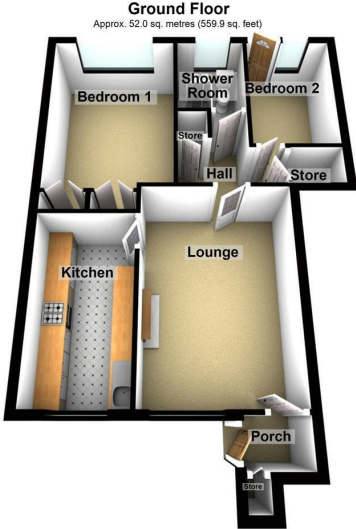
Communal Areas

The property has the use of communal gardens surrounding the buildings with lawn area, and mature shrubbery/flower bed areas. Each property has a private patio area to the rear of their building accessed from their rear door area. (ground floor flats only)

FURTHER INFORMATION



Lease was 125 Years and currently has approximately 118 years remaining
 Service Charge and Ground Rent combined is £207.10 PCM
 Over 55's ONLY complex



Total area: approx. 52.0 sq. metres (559.9 sq. feet)
 This plan is for illustration only and may not be representative of the property. Plan not to scale.
 Plan produced using PlanUp.

