

127 Kitwell Lane, Birmingham, B32 4NP



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Hicks Hadley

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****LANDLORD REQUIRED- TENANT PAYING £750 PCM- IDEAL INVESTMENT OPPORTUNITY****

A spacious first floor two bedroom apartment in this most popular of areas for access to Birmingham city centre, transport links and all local amenities. The property briefly comprises: entrance hall with two storage cupboards, fitted kitchen, spacious lounge, bathroom with shower and two generously sized bedrooms. The property further benefits from: well kept communal grounds. SUPERB OPPORTUNITY TO ACHIEVE A HIGH YIELD. PROPERTY BEING SOLD THROUGH MODERN METHOD OF AUCTION. EPC: D

Guide Price £80,000 - Leasehold

Hicks Hadley



Entrance Hall

With electric heater, two storage cupboards, intercom and access doors into:

Spacious Lounge 14'6" x 12'11" (4.42 x 3.94)

With feature fireplace, electric fire, double glazed window and door into:

Fitted Kitchen 9'10" x 7'10" (3 x 2.39)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, space for fridge/freezer, ceramic splash back tiling, plumbing for automatic washing machine, space for cooker and double glazed window.

Bedroom One 13'3" x 9'10" (4.06 x 3)

With electric heater, integrated wardrobe and double glazed window.

Bedroom Two 9'10" x 7'10" (3 x 2.41)

With double glazed window and electric heater.

Bathroom

Having bath with wall mounted shower over, low flush wc, wall mounted wash hand basin, ceramic tiling and obscured double glazed window.

Outside

With well kept grounds and garage en-bloc.

Garage-en-bloc

Providing useful storage or parking option.

Agents Note

Council Tax Band: A

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease term is approximately 82 years.

We have also been informed that the service charge is approximately £1100 per annum to include the ground rent charge.

All main services connected apart from gas.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Auctioneer Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to



Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

