



69 Redwood Croft

Kings Heath, Birmingham, B14 7PS

Offers Over £150,000



Lovely two bedroom first floor maisonette located on Redwood Croft just off Kings Heath High Street. The property offers good access to the High Street and all of its restaurants, pubs, and shops, and also to local parks and great transport links to the City Centre and upcoming Kings Heath Train Station. The accommodation consists of: shared front fore garden, porch, living room, kitchen, two bedrooms and shower room. The property also benefits from double glazing and electric heating and offers no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



Approach

This two bedroom first floor Maisonette with a shared pathway leading to an opaque UPVC front entrance door opening into:

Inner Porch Area

With double glazed opaque window to the side aspect, door opens into storage cupboard housing meter and useful storage and single glazed opaque wooden door opening into:

Inner Hallway

With ceiling light point and stairs giving rise to the first floor accommodation;

Landing

With loft access point (not inspected), door opening into airing cupboard housing water tank and useful storage and further doors opening into:

Living Room

11'1" x 14'7" (3.39 x 4.47)

With double glazed window to the front aspect, two ceiling light points, coving to ceiling, wall mounted electric storage heater and bi-folding doors opening into:

Kitchen

8'5" x 8'7" (2.58 x 2.64)

With wooden effect flooring, cream wall and base units with marble effect work surfaces, stainless steel sink and drainer with mixer tap over, space for cooker, hob and extractor, space for washing machine, further space for fridge freezer, tiling surround, ceiling strip light and double glazed window to the rear aspect.

Bedroom One

9'7" x 13'5" (2.93 x 4.11)

With double glazed window to the front aspect and ceiling light point.

Bedroom Two

9'8" x 11'7" (2.95 x 3.54)

With double glazed window to the rear aspect, ceiling light point and wall mounted storage heater.

Shower Room

5'5" x 6'0" (1.67 x 1.83)

With a three piece white bathroom suite comprising low flush WC, sink in vanity unit with mixer tap over, walk-in shower cubicle with 'Triton' shower over, lino to flooring, tiling surround, ceiling light point and double glazed opaque window to the rear aspect.

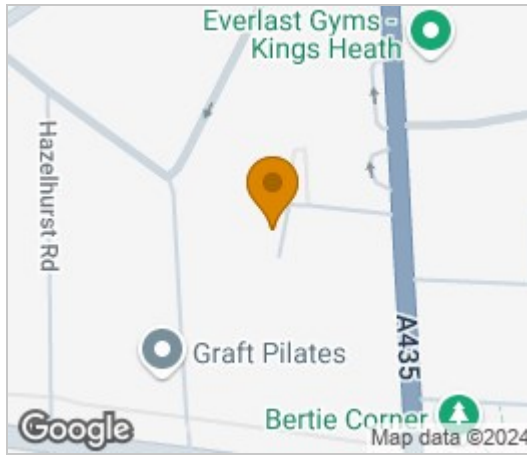
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 89 years, the ground rent charges are £150.00 per annum and the service charges are to be confirmed (subject to confirmation from your legal representative).

Council Tax Band

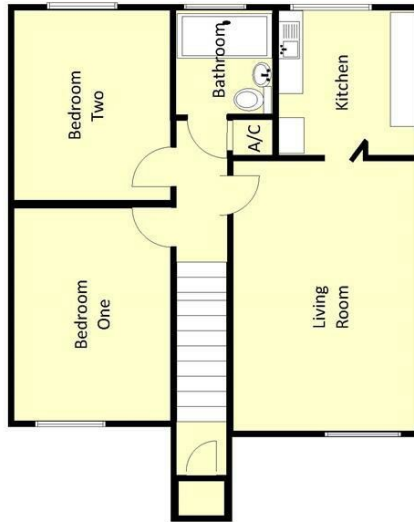
According to the Direct Gov website the Council Tax Band for 69, Redwood Croft Kings Heath, Birmingham, B14 7PS is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.





Floor Plan

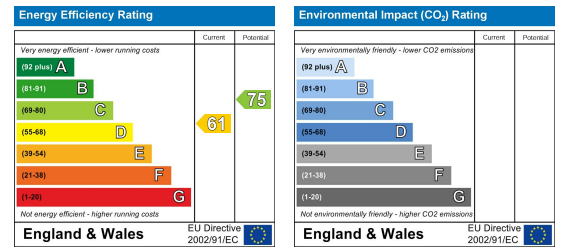
Redwood Croft
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.