



44 Kingsley Drive

Kings Heath, Birmingham, B14 6TY

45% Shared Ownership £135,000



****OFFERED AS 45% SHARED OWNERSHIP - SUPERB MODERN THREE BEDROOM HOME!**** We are delighted to offer this well presented three bedroom, semi-detached family home in this prime location on Kingsley Drive, off Kings Road in Kings Heath. Offering great access into Kings Heath High Street, Stirchley, Moseley Village with all of its associated amenities including cafes, coffee shops, bars, restaurants and shopping facilities and good transport links into the City Centre and upcoming local Train Stations. The property is situated in this quiet cul-de-sac and the property offers central heating and double glazing and briefly comprises the following accommodation; off road parking, hallway, kitchen, downstairs WC, living/dining room with access to the rear garden. To the first floor there are three bedrooms and a bathroom. Energy Efficiency Rating B. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office or alternatively please visit our website for further information.

Please note: The property is offered as 45% Shared Ownership with Midland Heart.



Approach

The property is approached via a tarmac driveway providing parking for multiple cars and paved pathway leading to front entry door opening into:

Hallway

With two ceiling light points, central heating radiator, stairs giving rise to the first floor accommodation, under stairs storage cupboard providing useful storage and door opening into:

Kitchen

10'0" x 9'4" (3.07 x 2.86)

With lino to flooring, grey wall and base units with wooden effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, double glazed window to the front aspect, space for washing machine and fridge freezer, built-in 'Zanussi' cooker and hob with extractor over, wall mounted 'Baxi' combination boiler and central heating radiator.

Ground Floor WC

3'7" x 5'10" (1.10 x 1.78)

With lino to flooring, central heating radiator, low flush WC, sink on pedestal with mixer tap over, tiled splash backs, wall mounted extractor fan and ceiling light point.

Living/Dining Room

12'10" x 16'8" (3.93 x 5.10)

With two ceiling light points, double glazed windows to the rear aspect, double glazed doors giving access to the rear garden and central heating radiator.

First Floor Accommodation

From Hallway stairs gives rise to the first floor landing with loft access point, ceiling light point and doors opening into:

Bedroom One

10'2" x 14'5" (3.10 x 4.41)

With central heating radiator, two double glazed windows to the front aspect, ceiling light point and door opening in to useful storage cupboard.

Bedroom Two

9'10" x 10'1" (3.02 x 3.09)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

9'10" x 6'3" (3.02 x 1.91)

With ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bathroom

6'8" x 5'6" (2.05 x 1.68)

With lino to flooring, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower above, double glazed opaque window to the side aspect, ceiling light point, tiled surround and central heating radiator.

Rear Garden

With paved patio area leading to lawn turfed area with borders surround and rear to front access.

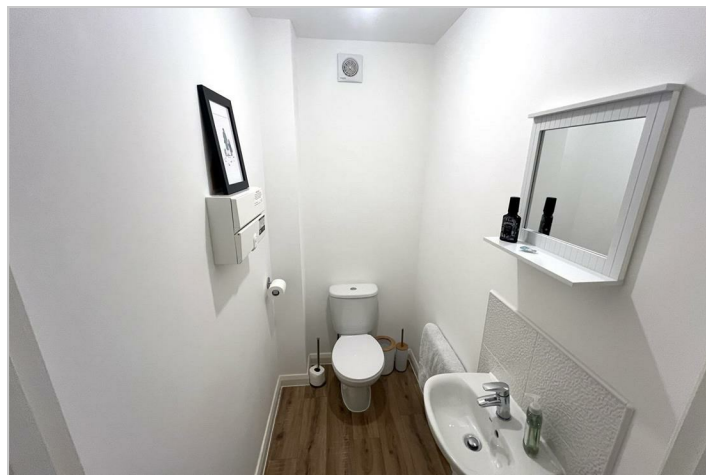
Monthly Charges

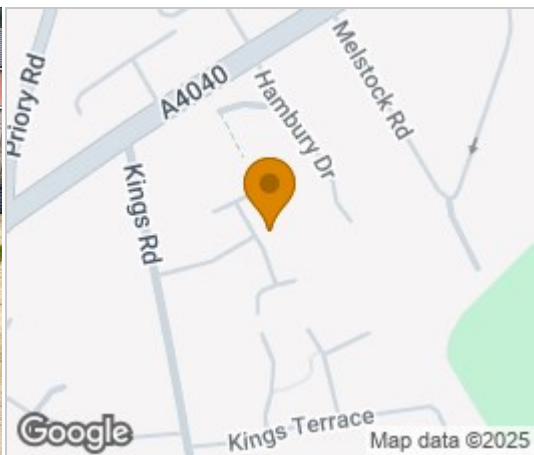
The total monthly cost for a Shared Ownership property consists of three separate elements added together: rent, service charge and mortgage.

The current total rent and service charge for a 45% share of this property are £412.57, subject to confirmation from your legal representative. The lease dates from 1/4/2021 and was for 125 years, therefore there are 122 years left on the lease.

Council Tax Band

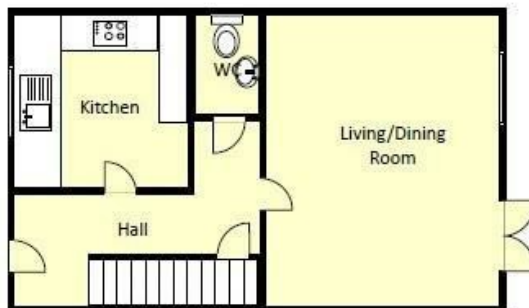
According to the Direct Gov website the Council Tax Band for 44 Kingsley Drive, Kings Heath, Birmingham, B14 6TY is band C and the annual Council Tax amount is approximately £1,852.23 subject to confirmation from your legal representative.





Floor Plan

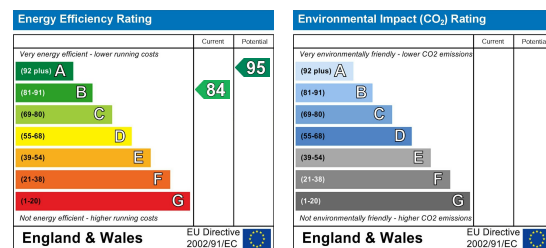
Kingsley Drive
For Illustrative purposes only, NOT to scale.



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.