



7 King Street

, Birmingham, B11 1SG

Offers Over £110,000



We are delighted to bring to the market this recently renovated One Bedroom, Ground Floor flat located in Sparkbrook which offers excellent access to the Stratford Road and its local amenities, the City Centre and Solihull thanks to the proximity of the local transport links! Being offered with central heating, double glazing and no upward chain. The accommodation briefly comprises; private ground floor entrance, hallway leading to multiple storage cupboards, a sleek bathroom with a walk-in shower, a kitchen, bright and airy living room and bedroom. Energy Efficiency Rating is C. Viewings are highly recommended to appreciate the accommodation on offer and can be arranged via our Moseley office on; 0121 442 4040 or alternatively please visit our website for further information; www.ricechamberlains.co.uk



Approach

This beautifully presented property is approach via a garden with grass and path leading to the front entrance door and opening in to:

Hallway

With ceiling light point, central heating radiator, doors giving access to the kitchen, living room, bedroom, bathroom and further doors opening in to:

Hallway Storage

With four total storage cupboards; one homing the Vaillant Combi boiler, one homing the electric meter and fuse box and the other two providing full unobstructed useful storage space.

Kitchen

9'3" x 7'11" x 6'9" (2.84m x 2.42m x 2.07m)

With tile floor covering, marble effect tiling to splashback, ceiling light point, double glazed PVC windows to the rear aspect overlooking the garden. Wall and floor base units, wrapped stone effect work surfaces, stainless steel sink and drainer with hot and cold mixer tap over, space facility for oven with extractor fan over.

Living Room

12'7" x 12'0" (into bay) (3.86m x 3.66m (into bay))

With ceiling light point, two central heating radiators, double glazed PVC bay window overlooking the front aspect, door opening into useful storage cupboard and further door opening in to:

Bedroom

10'0" x 10'10" (3.05m x 3.32m)

With ceiling light point, double glazed PVC windows to the front aspect and central heating radiator.

Bathroom

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

With tiled wall to floor covering, ceiling light point, extractor fan, wall mounted central heated towel radiator, low flush WC, walk-in shower with shower head over, stand alone sink with hot and cold mixer tap over, double glazed PVC opaque window to the rear aspect overlooking the garden.

Communal Garden

With side access to communal garden.

Tenure Details

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 106 years, the ground rent is approximately £20.00 per annum and the service charge is approximately £610.82 per annum (subject to confirmation from your legal representative).

Council Tax

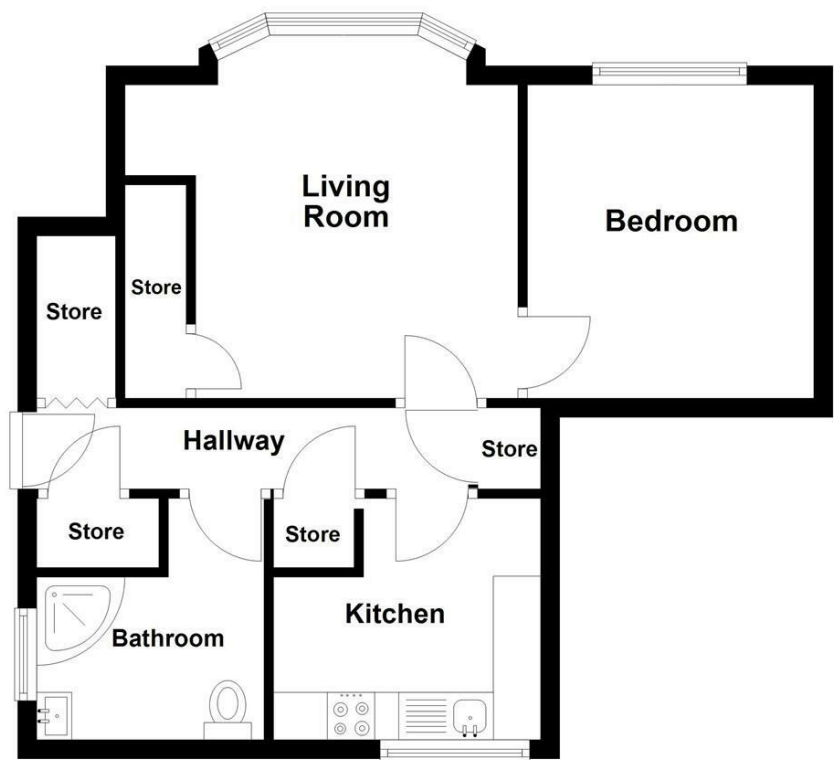
According to the Direct Gov website the Council Tax Band for 7 Kings Street, B11 1SG is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





Floor Plan

Ground Floor

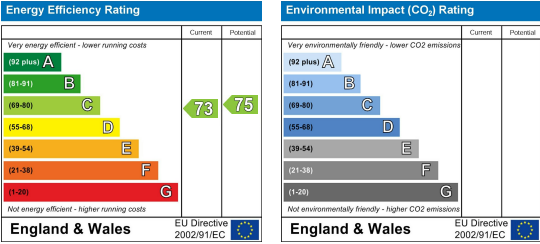


King Street
NOT to Scale
for Illustrative Purposes Only.

Viewing

Please contact our Rice Chamberlains 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.