



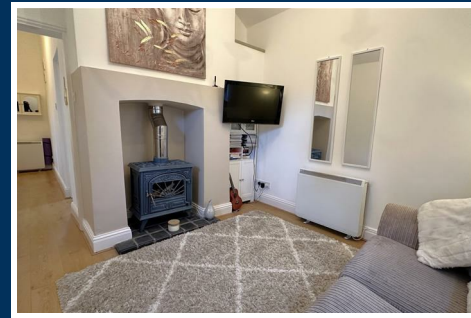
Flat 8 Naden Green 74-76 Middleton Hall Road

Cotteridge, Birmingham, B30 1DG

Offers Over £120,000



LOVELY GROUND FLOOR APARTMENT, NO CHAIN! Situated in this imposing, character building is this lovely, one bedroom ground floor apartment that has lots of charm and offers bright and airy accommodation perfect for a first time home, bolt-hole or buy to let. You're ideally placed for all the area has to offer including great commuter links via nearby Kings Norton train station which is just a short stroll away plus all of the well renowned amenities in Cotteridge, alongside Stirchley's vibrant high street and of course having leafy, historic Bournville also on your doorstep, you couldn't be better placed! The accommodation on offer briefly comprises; Communal gardens with parking, entrance hallway, bathroom, dual aspect bedroom, kitchen - dining room with storage and a dual-aspect living room. To book your viewing please call our Bournville sales team.



Approach

This well presentable and characterful one bedroom ground floor apartment is approached via a communal front well tendered garden and parking areas leading to a communal hardwood front door opening into communal entrance hall with door opening into:

Entrance Hall

With wall mounted electric storage heater, laminate wood effect floor covering, ceiling light point, in-built electric storage meter and interior doors opening into:

Bathroom

8'2" x 4'0" (2.5 x 1.22)

With panel bath with mains power shower over, low flush WC, wash hand basin on pedestal, tiling to all splash backs, tiled effect floor covering, wall mounted heated chrome towel rail, ceiling light point and extractor.

Kitchen/Dining Room

10'4" x 8'5" (3.15 x 2.58)

L-shaped kitchen with a selection of hardwood matching wall and base units with integrated Beko four ring burner electric hob with Hotpoint extractor over, in-built oven, space facility for under counter fridge and freezer, stainless steel one and a half bowl sink and drainer with mixer tap, space facility for washing machine, two double glazed window to the rear aspect, ceiling light point, wall mounted electric radiator, door opening into useful storage cupboard providing plentiful storage and housing water tank and tiling to splash backs.

Bedroom

13'10" x 7'8" (4.22 x 2.36)

Dual aspect bedroom with double glazed windows to the front and side respectively, ceiling light point and wall mounted electric radiator.

Living Room

10'9" x 10'3" (3.3 x 3.13)

With dual aspect double glazed windows to the side and rear respectively and decorative floor standing stove with chrome flue and raised hearth with possibility got gas re-connection.

Communal Gardens

Wrapping around the development offering manicured lawn areas alongside a plentiful selection of trees, shrubs and plating areas.

Tenure

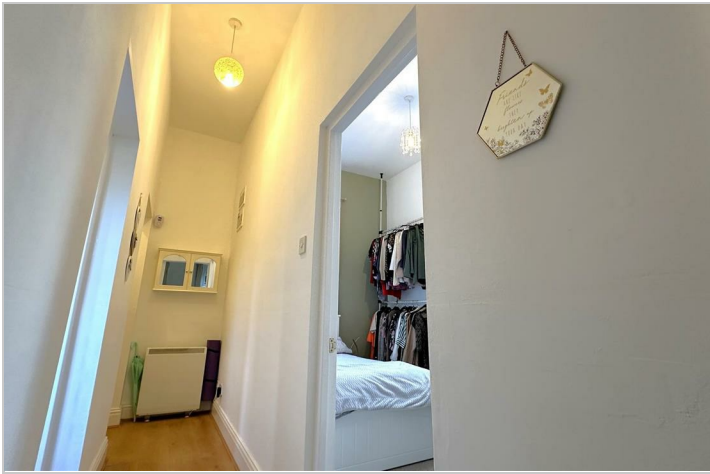
Our vendors have informed us that the property is leasehold and the Service Charge is £2,500 pa and ground Rent is £90 per annum, this is all subject to confirmation from a legal representative.

Lease Start Date 31/01/1991

Lease End Date 29/09/2115

Lease Term 125 Years From 29 September 1990

Lease Term Remaining 91 years

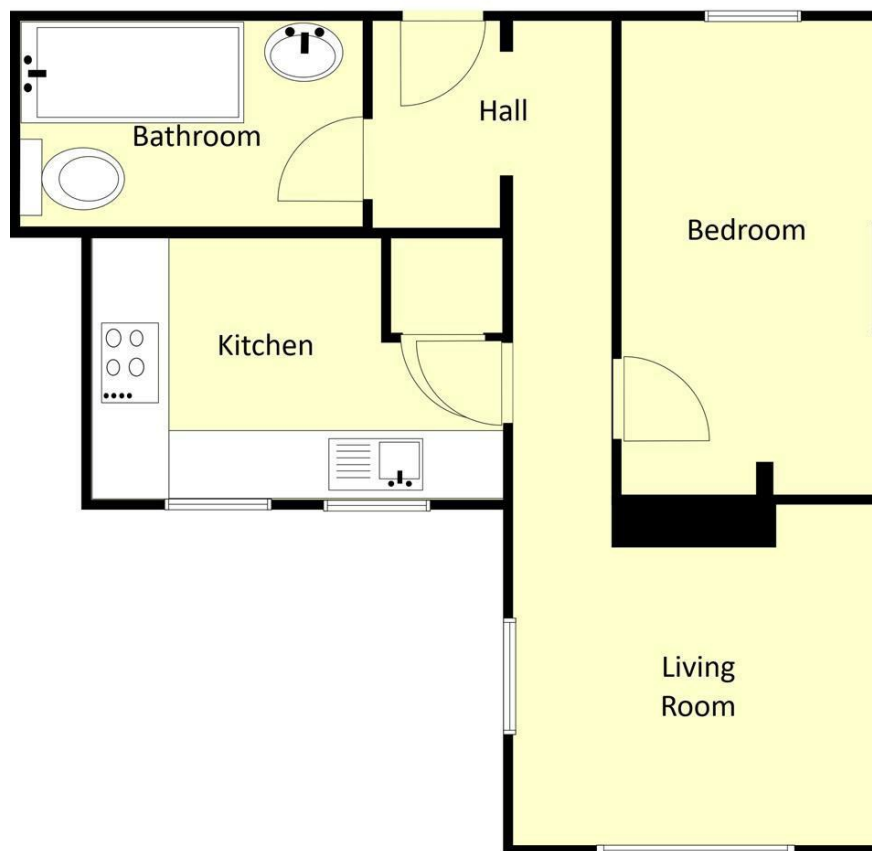




Floor Plan

Naden Green

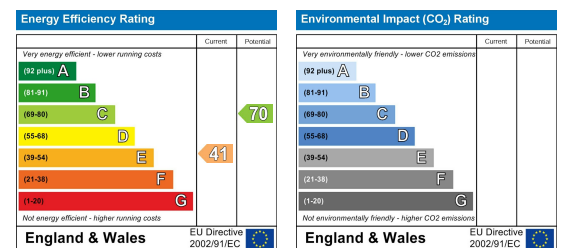
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Bournville Office on 0121 458 1123 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.