



## 37 Premier Court 100 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QJ

Offers In The Region Of £100,000



This two bedroomed retirement property is located on this private driveway with well maintained communal grounds. This apartment is in a corner position, so have the added benefit of a window in the kitchen and dual aspects in the living room. The apartment comprises reception hallway, lounge with dual aspect windows, kitchen, two bedrooms and bathroom. There are also electric heating (where specified), double glazing and no upward chain. This property will make somebody a true home within it's own little friendly community. EPC Rating C. Viewing via Rice Chamberlains Estate Agents, Kings Norton.



### Approach

This two bedroom first floor corner apartment is approached via a lift and stairs leading to front entry door opening into:

### Entrance Hallway

With ceiling light point, wall mounted electric heater, wall mounted intercom system and pull cord system, two useful storage cupboards and door opening into storage cupboard housing the hot water system and doors opening into:

### Living Room

15'6" x 11'7" (4.745 x 3.540)

With double glazed windows to the rear and side aspects, two ceiling light points, wall mounted electric heater and single glazed interior doors opening into:

### Kitchen

11'7" x 6'10" (3.532 x 2.096)

With a selection of matching wall and base units, tiling to splash backs, space facility for fridge freezer, cooker and washing machine, stainless steel sink and drainer with mixer tap over, double glazed window to the side aspect and ceiling strip light point.

### Bathroom

7'1" x 6'6" (2.168 x 2.002)

With a ceiling light point, wall mounted heater, wall mounted extractor fan and three piece bathroom suite comprising bath with two taps over and wall mounted shower, wash hand basin on pedestal with two taps over, low flush WC and tiling to splash back areas.

### Bedroom One

13'9" x 9'10" (4.216 x 3.017)

From hallway doors opens into bedroom with double glazed window to the rear aspect, wall mounted electric heater and ceiling light point.

### Bedroom Two

6'11" x 11'10" (2.113 x 3.618)

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

### Tenure

We believe the property to be Leasehold subject to confirmation by a Solicitor. There is a joint Ground Rent and Service Charge of £258.84 per month.

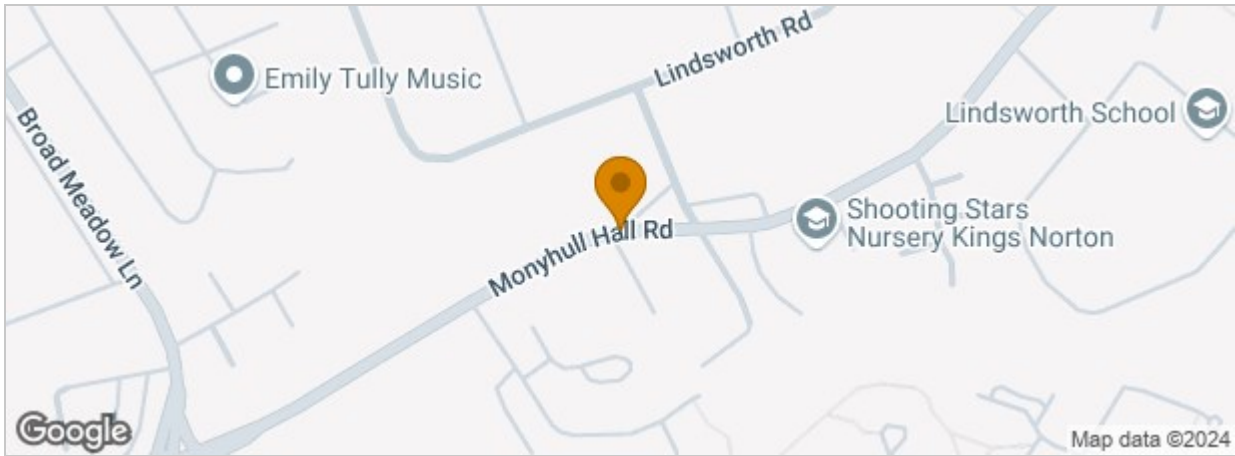
### Council Tax

According to the Direct Gov website the Council Tax Band for 37 Premier Court, 100 Monyhull Hall Road, Kings Norton, Birmingham B30 3QJ is band C and the annual Council Tax amount is approximately £1,693.98 subject to confirmation from your legal representatives.

### Premier Court Development

The development offers a safe and secure door entry system, 24 hour emergency response service, development Manager to keep everything running smoothly, laundry facilities with the option of outside drying area, lift facility and communal lounge.





**Floor Plan**

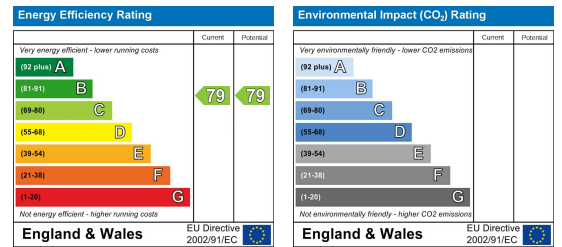
**Premier Court**  
**For Illustrative purposes only, NOT to scale.**



**Viewing**

Please contact our Kings Norton Office on 0121 459 2299 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.