



50 Ratcliffe Avenue

Kings Norton, Birmingham, B30 3NZ

Offers In The Region Of £155,000



We are delighted to offer to the market this two bedroom top floor apartment on the popular Monyhull Grange Development in Kings Norton which is located conveniently to all local amenities, schools and great transport links into the City Centre. The property benefits from double glazing and central heating and the accommodation on offer briefly comprises; secure communal entrance, entrance hallway, living/dining room, kitchen, two bedrooms with the first benefiting from a Juliet balcony and a bathroom. The property also benefits from one allocated parking space. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton office.



Approach

The property is approached via a secure front entry door opening into communal hallway with stairs giving rise to the top floor accommodation and front entry door opening into:

Inner Hallway

With ceiling light point, wall mounted electric fuse box, central heating radiator and further door opening into:

Hallway

With loft access point, ceiling light point, central heating radiator, door opening into useful storage cupboard, wall mounted intercom system and further doors opening into:

Bathroom

5'2" max x 8'3" max (1.594 max x 2.517 max)

With an obscured double glazed window to the rear aspect, bath with two taps over and mains shower over, low flush push button WC, wash hand basin with two taps over, central heating radiator, tiling to splash back areas, ceiling mounted extractor fan and ceiling light point.

Bedroom Two

9'5" x 7'4" (2.884 x 2.248)

With door opening into useful storage cupboard, ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom One

8'10" max x 13'0" max (2.698 max x 3.986 max)

With double glazed French doors giving access to the Juliette balcony giving views to the rear aspect, two ceiling light point and central heating radiator.

Living/Dining Area

12'5" max x 18'8" max (3.791 max x 5.696 max)

With three double glazed window to the front aspect, two ceiling light points, central heating radiator, feature window and open walkway into:

Kitchen

8'10" x 8'8" max (2.708 x 2.644 max)

With central heating radiator, double glazed window to the front aspect, ceiling light point, ceiling mounted extractor fan, a selection of matching wall and base units with worksurfaces over, integrated oven with four ring burner gas hob, space facility for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap over, cupboard housing the central heating boiler and tiling to splash back areas.

Outside

With communal grounds and an allocated parking space.

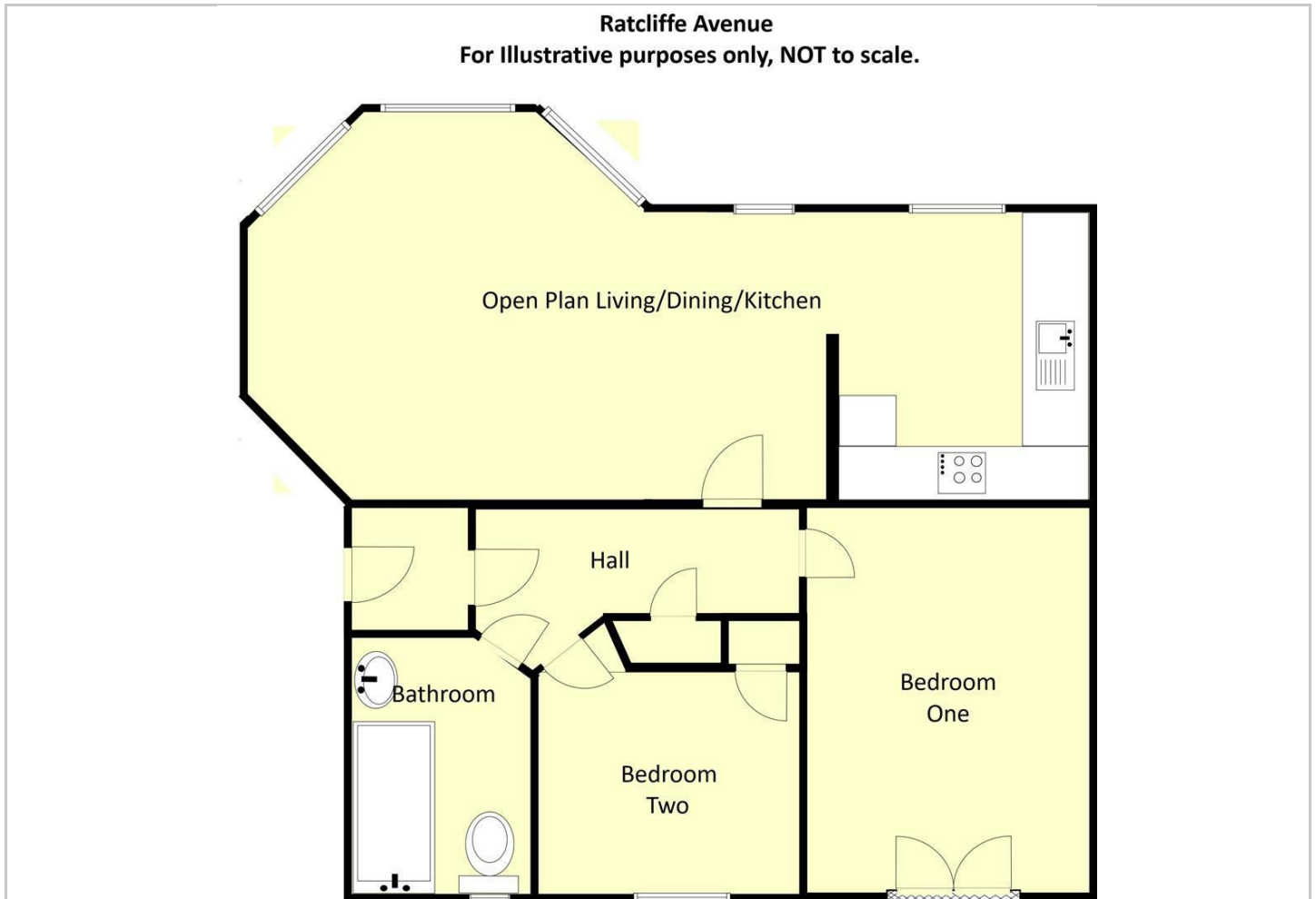
Tenure

We have been informed that the property is Leasehold with 132 years remaining, £2,000 per annum service charge and approximately £200 per annum ground rent (all subject to Legal confirmation).





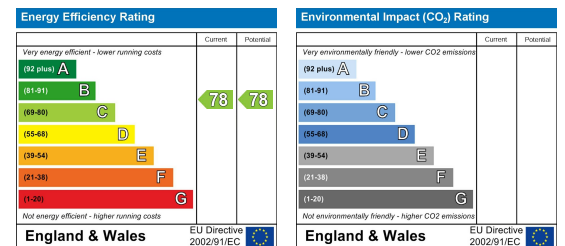
Floor Plan



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.