



22 Seals Green

Kings Norton, Birmingham, B38 9UW

Offers In The Region Of £90,000



****ONE BEDROOM FIRST FLOOR FLAT WITH NO UPWARD CHAIN!!**** We are delighted to offer to the market this one bedroom flat in Kings Norton, within close proximity of all local amenities and transport links . The property accommodation briefly comprises, entrance hallway with stairs rising to the first floor, useful storage areas, living room, kitchen, bedroom with inbuilt storage and bathroom. The property further benefits form gas central heating, double glazing and no upward chain. 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 communal pathway leading to door opening into storage cupboard housing the meters and plenty of storage space and further front entry door opening into:

Inner Hallway

With laminate wood effect floor covering, wall mounted light point and stairs giving rise to the first floor accommodation.

First Floor Hallway

With double glazed window to the side aspect, loft access point, ceiling light point, door opening into useful storage cupboard housing the combi boiler, further door opening into cupboard with ceiling light point, further storage cupboard and further doors opening into:

Living Room

9'8" x 15'6" (2.955 x 4.746)

With double glazed window to the front aspect, two double glazed windows to the rear aspect, two ceiling light points and central heating radiator.

Kitchen

7'11" max x 9'6" max (2.415 max x 2.910 max)

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

Bathroom

4'11" x 7'1" (1.505 x 2.161)

With tiling to walls, low flush push button WC, wash

hand basin on pedestal with two taps over, bath with two taps over and wall mounted shower over, ceiling light point and obscured double glazed window to the rear aspect.

Bedroom

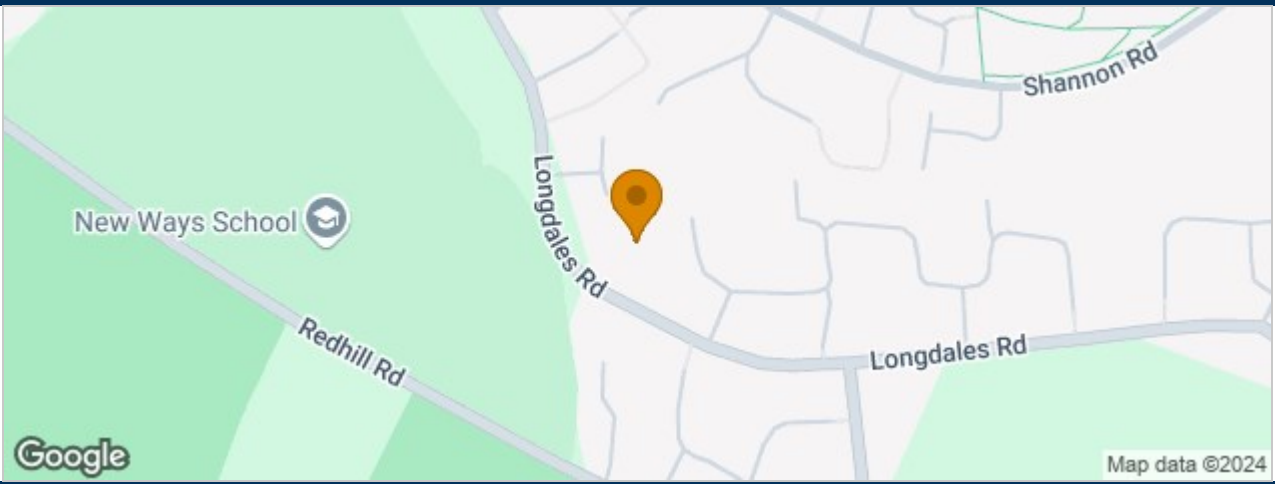
10'9" x 12'6" (3.286 x 3.832)

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

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 90 years, the ground rent is approximately £10.00 per annum and the service charges are £207.03 per annum (subject to confirmation from your legal representative).

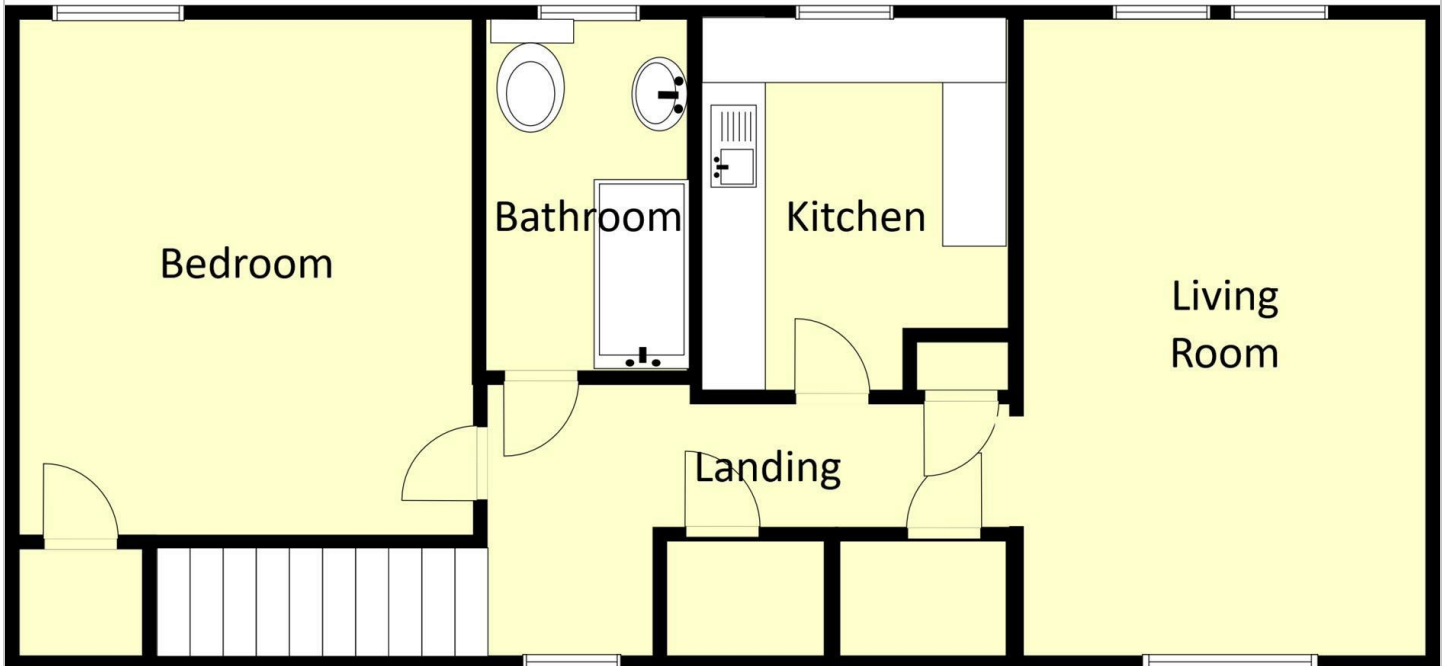




Floor Plan

Seals Green

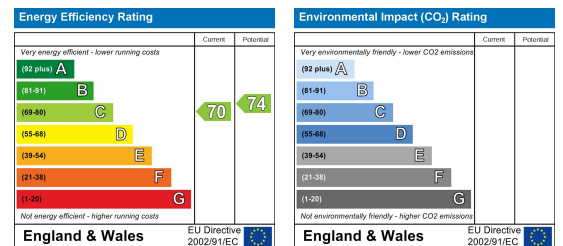
For illustrative purposes only, NOT to scale.



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.