



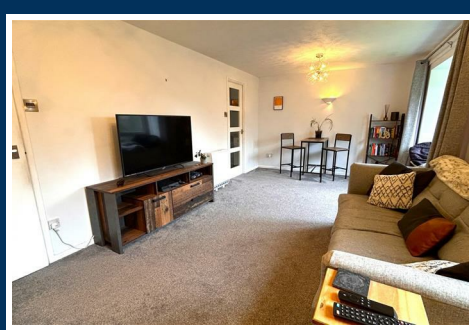
Norfolk House Baldwin Road

Kings Norton, Birmingham, B30 3LB

Offers In The Region Of £160,000



WONDERFUL CANAL VIEWS! With picturesque views of the Kings Norton canal and towpath walk is this nicely presented two bedroom, duplex apartment which is being offered with no onward chain! Ideally located in this well sought after development which gives great access to all of the nearby places of interest including the local schools, Kings Norton's historic village green, local parks, nearby train and motorway network links and also handily placed for Cotteridge, Stirchley and Kings Heath's amenities. The property also has the benefit of double glazing, allocated parking and with the further accommodation comprising; communal entrance hallway, spacious entrance hall, living / dining room, kitchen, and a spiral staircase leading to two bedrooms and shower room. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!



Approach

Approached via a secure front entry door with stairs rising to the first floor accommodation with front entry door opening into flat number 42 with entrance hallway, wall mounted electric storage heater, ceiling light point and spiral staircase rising to the first floor accommodation and security intercom system with door opening into living room;

Living Room

19'10" x 10'10" (6.047 x 3.314)

With two double glazed windows giving views to the rear aspect and canal, two ceiling light points, two wall mounted light points, wall mounted electric storage heater, seated area in window and double glazed door opening into kitchen;

Kitchen

10'4" x 9'4" (3.162 x 2.863)

With double glazed window to the side aspect, space facility for range cooker, space facility for fridge, space facility for freezer, space facility for washing machine, space facility for dishwasher, a selection of matching wall and base units with tiling to splash back areas, one and a half sink and drainer unit with mixer tap over, ceiling light point, extractor fan over range cooker and access to the first floor accommodation from the hallway up to landing;

Landing

With ceiling light point, doors opening into useful storage cupboard and further door opening into shower room, further door opening into further storage area with fire escape and loft access;

Shower Room

6'1" x 6'11" (1.879 x 2.121)

With walk in shower with tiling to splash back areas and

wall mounted electric shower, obscured double glazed window to the side aspect, ceiling light point, low flush push wc, wash hand basin in vanity unit with mixer tap over, and wall mounted heated towel rail;

Bedroom One

9'11" max x 12'3" max (3.033 max x 3.741 max)

with velux light roof lights, ceiling light point, wall mounted electric heater and restricted head height;

Bedroom Two

9'6" max x 10'8" max (2.906 max x 3.274 max)

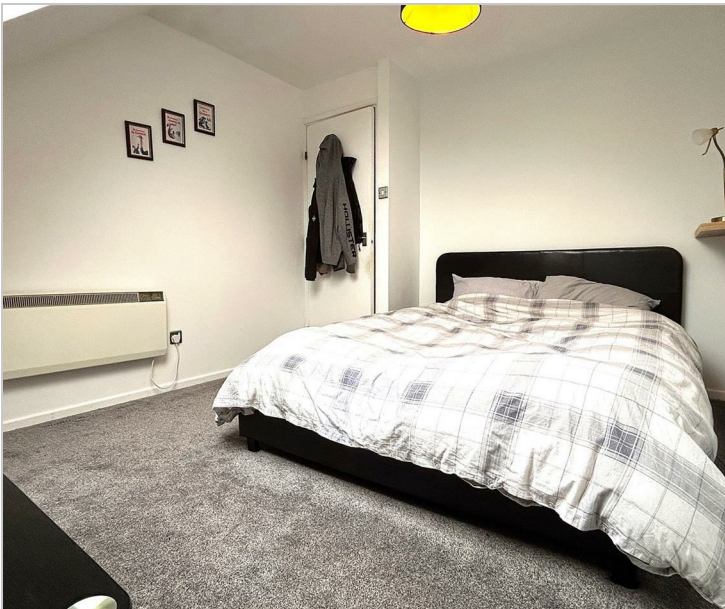
With wall mounted electric heater, laminate wood effect floor covering, selection of fitted wardrobes and units, ceiling light point, velux roof light and restricted head height;

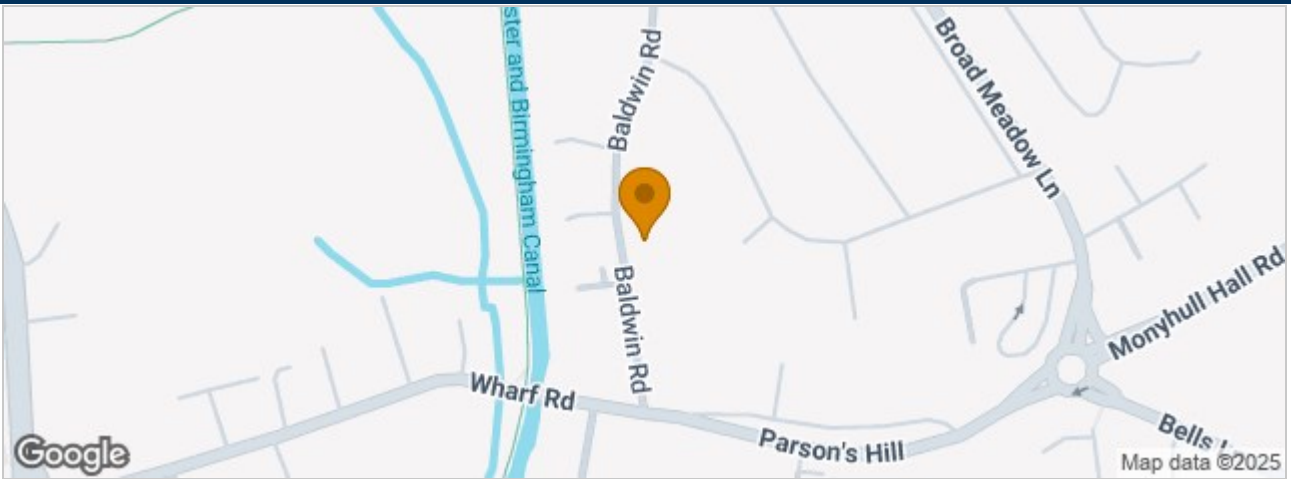
Tenure

We believe the property to be Leasehold with approximately 151 years left on the Lease subject to confirmation by a Solicitor.

Council Tax Band

According to the Direct Gov Website the Council Tax Band for Flat 42 Norfolk House, Baldwin Road, Kings Norton, Birmingham. B30 3LB is band B and the annual Council Tax is approximately £1,739.89, subject to confirmation from your legal representative.





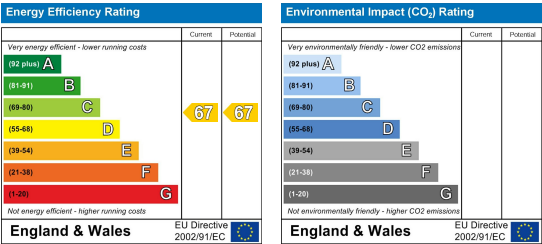
Floor Plan



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.