



## 1 Kings Close

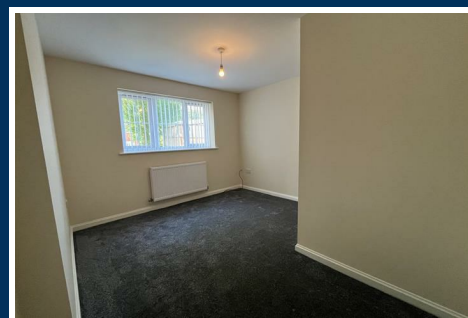
Kings Norton, Birmingham, B30 3AR

Offers In The Region Of £175,000





**\*GROUND FLOOR TWO BEDROOM APARTMENT!\*** Offering two bedroom apartment in walking distance to Kings Norton Green, which is being offered with no onward chain! Ideally located in this well sought after development just off Wharf Road which gives great access to all of the nearby places of interest including Kings Norton's historic village green, local schools, local parks, canal walks, 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, central heating, allocated parking and with the further accommodation comprising; open plan living room and kitchen, two bedrooms and bathroom. EPC Rating: C. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!



### Approach

With an allocated parking space and pathway leads to front entry door opening into;

### Living/kitchen area

17'7" (max) x 11'8" (max) (5.38 (max) x 3.57 (max) )

With three ceiling light point, two central heating radiators, laminate wood flooring and double glazed window. Kitchen is fitted with wall and base units with work surfaces over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space for washing machine, built-in cooker with four ring burner gas hob with extractor over, tiling to splash backs and then doors opening into:

### Bedroom One

8'5" (max) x 17'7" (max) (2.58 (max) x 5.38 (max) )

With three double glazed windows, central heating radiator, built in storage cupboard and ceiling light point,

### Bedroom Two

10'8" (max) x 12'9" (max) (3.27 (max) x 3.91 (max))

With ceiling light point, central heating radiator and double glazed window.

### Bathroom

7'4" x 5'8" (2.25 x 1.75)

With a three piece bathroom suite comprising, push button low flush W, sink on pedestal with two taps over, panel bath with two taps over and shower attachment above, tiling to splash backs, ceiling light point, ceiling extractor fan and central heating radiator.

### Council Tax

According to the Direct Gov website the Council Tax

Band for 1 kings close, kings Norton , Birmingham. B30 3AR is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors the property will be a Share of Freehold on completion and that the lease term will be 999 years, the ground rent and service charges are to be confirmed (subject to confirmation from your legal representative).

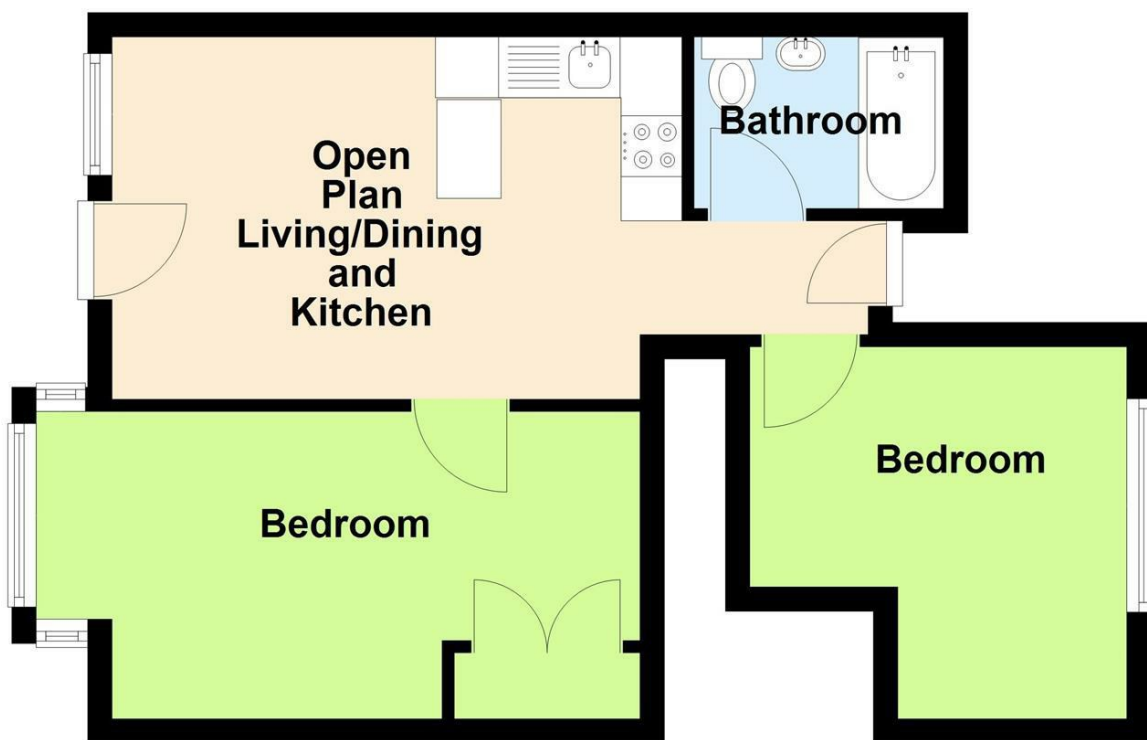






## Floor Plan

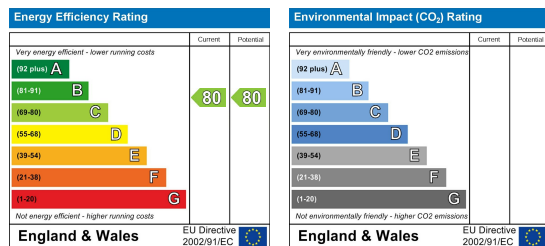
1 Kings Close - NOT TO SCALE - For illustrative Purposes Only



## 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.