



## 3 Kings Close

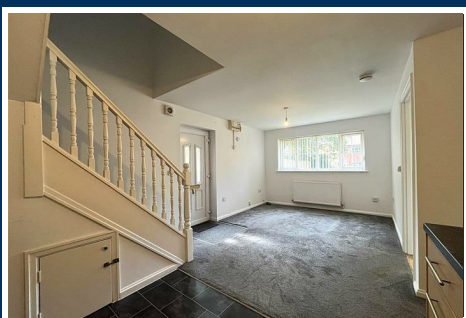
Kings Norton, Birmingham, B30 3AR

Offers In The Region Of £220,000





**\*THREE BEDROOM DUPLEX APARTMENT WITH NO UPWARD CHAIN!\*** This nicely presented three 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, canal walks 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/kitchen, ground floor bedroom and bathroom. With stairs rising from the living area up to the first floor with bedroom with ensuite shower room, and further bedroom. EPC Rating: C To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!



### Approach

The property is approached via a private driveway with a front entry door opening into:

### Open Plan Living/Kitchen Area

20'3" max x 10'5" max (6.185 max x 3.185 max)

Living area with double glazed window to the rear aspect, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, wall mounted extractor fan, wall mounted fuse box and open walkway into kitchen area. With ceiling light point, a selection of matching wall and base units with work surfaces over, tiling to splash back areas, integrated oven with four ring burner gas hob with extractor over, under stairs storage area and space facility for fridge freezer and washing machine.

### Bedroom

7'6" x 9'9" (2.311 x 2.989)

With central heating radiator, double glazed window to the rear aspect, ceiling light point and cupboard housing the central heating boiler.

### Bathroom

10'1" x 5'11" (3.085 x 1.822)

With a corner entry shower cubicle with mains powered shower, ceiling mounted extractor fan, tiling to splash back areas, ceiling light point, low flush push button WC, wash hand basin on pedestal with hot and cold taps over, bath with two taps over and central heating radiator.

### First Floor Accommodation

Via stairs gives rise to the first floor landing with central heating radiator, ceiling light point and doors opening into:

### Bedroom

8'8" x 12'3" (2.642 x 3.748)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom

9'4" x 16'1" (2.859 x 4.917)

With loft access point ceiling light point, central heating radiator, double glazed window to the rear aspect and door opening into:

### En-Suite

3'10" x 9'4" (1.171 x 2.853)

With walk-in shower cubicle with electric shower over, tiling to splash back areas, wash hand basin on pedestal with hot and cold taps, low flush push button WC, central heating radiator, ceiling light point and ceiling mounted extractor fan.

### Council tax

According to the Direct Gov website the Council Tax Band for 3 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

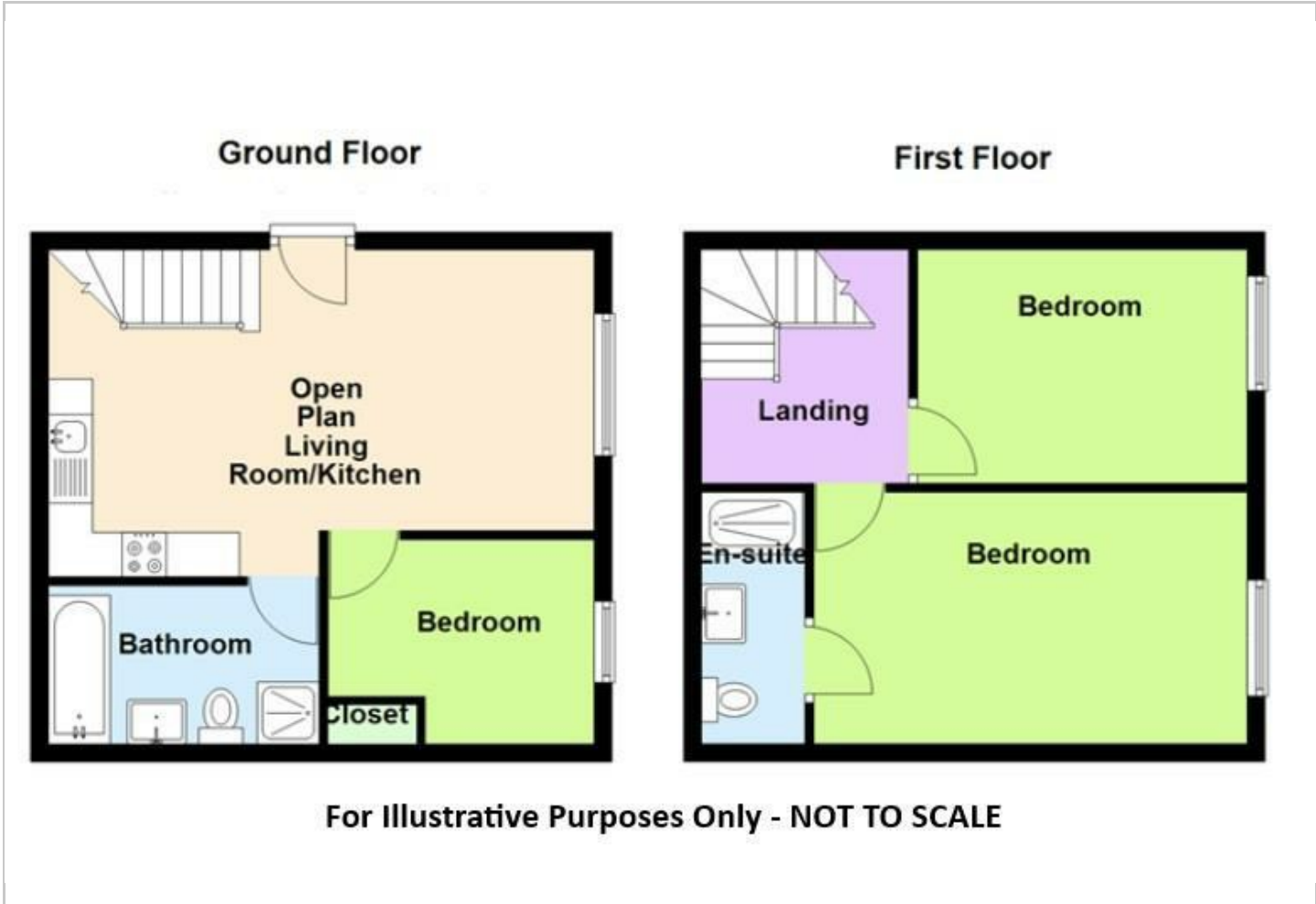
We have been informed by our vendors the property will be a Share of Freehold on completion and that the lease term will be 999 years, the ground rent and service charges are to be confirmed (subject to confirmation from your legal representative).







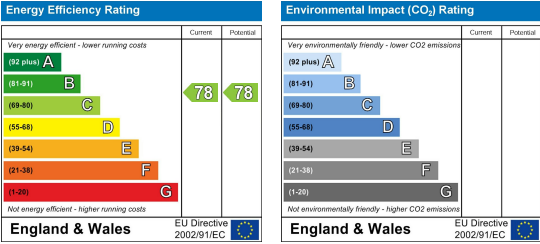
### Floor Plan



### 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.