

FOR SALE

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36 Keer Court*

Bordesley Village, Birmingham, B9 4PQ

Midland Residential is pleased to present this second floor apartment located in a popular and much sought-after location of Keer Court, Bordesley Village. Having a secure entrance on the ground floor with intercom access: the property benefits from a hallway, two bedrooms, a reception room with a Juliet balcony with the kitchen leading thereof, and a family bathroom. The property further benefits from gas central heating, double glazed windows and has one allocated parking space. Also ideally situated to local transport links into Birmingham City Centre and within easy access to Birmingham City University, Heartlands Hospital and Birmingham Airport. The property is ideal for a first time buyer or will also make an ideal investment for rental purposes as it currently generates an annual rental income of £10,200 approx. The property is leasehold with a 94 year lease remaining, annual service charge of £1109.40 approx and a ground rent of £50 per annum which doubles every 25 years with the next review in 2044.

Offers In The Region Of £140,000

36 Keer Court*

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- Two Bedrooms
- Fitted Kitchen
- Double Glazed Windows
- Council Tax Band A
- Second Floor
- Fitted Bathroom
- Allocated Parking
- Reception Room
- Gas Central Heating
- EPC Rating C

Entrance Hall

9'4" x 6'3" (2.85 x 1.92)

Having fitted carpet, central heating radiator, fuse board, two storage cupboards and ceiling light point

Kitchen

6'11" x 8'0" (2.12 x 2.45)

Having vinyl flooring, white base and wall units with cream work tops, Baxi boiler, stainless steel sink with hot and cold single taps, single glazed window, extractor fan (not working), ceiling light point

Reception Room

17'8" x 17'1" (5.39 x 5.21)

Having a fitted carpet, central heating radiator, UPVC double glazed window to front, UPVC double glazed sliding door to Juliette balcony, single glazed window to kitchen and ceiling light point

Bedroom 1

10'7" x 9'5" (3.23 x 2.89)

Having a fitted carpet, central heating radiator, and UPVC double glazed windows to the rear and ceiling light point

Bedroom 2

10'0" x 12'9" (3.07 x 3.91)

Having a fitted carpet, central heating radiator, door to store cupboard and UPVC double glazed window to the rear and ceiling light point

Bathroom

6'6" x 6'7" (2 x 2.03)

Having vinyl flooring, central heating radiator, close coupled WC, wash hand basin with hot and cold

single taps, bath with shower attachments, extractor fan and enclosed ceiling light point

Material Information

The property is located within the boundary of Birmingham Council. The property is mainly constructed from brick, timber and felt. The electric and gas supply is provided through normal domestic suppliers through metered billing. Water is managed by Severn Trent Water and sewerage by Severn Trent Water. The property is mainly heated by gas central heating. Broadband is reported as: Standard: 16 Mbps download - 1 Mbps upload, Superfast: 80 Mbps download - 20 Mbps upload. Ultrafast: 330 Mbps download - 50 Mbps upload. Internal Mobile Signal is reported by the leading network providers as Likely with Three, EE, o2 and Vodafone. The property has an allocated parking space. Building Safety, the owner has not reported any safety issues with the structure, and no asbestos has been declared. Restrictions and Rights, there are no reported restrictions. The property is in a low flood risk area, though flood risk insurance is advisable. The property is not located within a coastal erosion area. There are several local planning applications in place registered through Birmingham Council although there are no recent applications in place for the advertised property. Accessibility/Adaptions, there are no specific adaptations for restricted access. The property is located off the coalfield.


We would be delighted to discuss the purchase with you and to assist with any queries you may have regarding the property, arranging a mortgage or giving a sale valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Items contained within the property will not remain when the sale completes unless by separate negotiation.

DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property, but no assumption should be made in respect of the property or locality which might not be shown. Misrepresentation Act 1967: These particulars, whilst believed to be accurate, are set out as a general outline 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. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy themselves by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so. Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage, and a one-off fee of £30.00 per applicant is payable. We ask for your co-operation to prevent a delay in agreeing the sale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Tenure: We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £30.00 per person is payable at the point of the offer being accepted.