

for sale

offers over **£115,000** Leasehold



## Alpha Close Birmingham B12 9HF

- Energy Rating: D
- NO UPWARD CHAIN
- Ground Floor Flat
- Lounge
- Kitchen



# Property Details

## Communal Entrance

Intercom access into a communal hall with stairs rising to all floors and door to

## Entrance Hall

Door to the communal hall and doors to

**Lounge** 14' 8" into the bay x 13' 1" ( 4.47m into the bay x 3.99m )

Double glazed bay window to the front and an electric wall mounted heater

**Kitchen** 10' 1" x 6' 9" max narrowing to 5' 2" min ( 3.07m x 2.06m max narrowing to 1.57m min )

A range of wall and base units incorporating a single drainer sink

**Bedroom** 13' 1" x 9' 9" ( 3.99m x 2.97m )

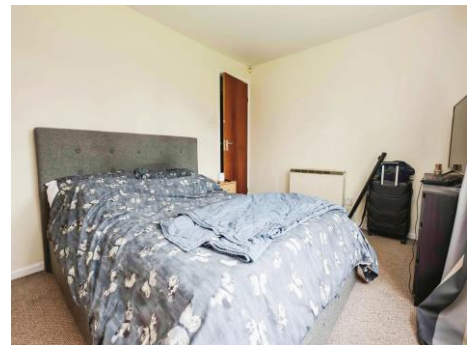
Double glazed window to the rear, fitted wardrobes and an electric wall mounted heater

## Bathroom

Bath with over bath electric shower, a hand wash basin, a low level w.c, heated towel rail and a storage cupboard

## Externally

There are communal gardens and on street parking







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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 BIRMINGHAM B14 7BW

Property Ref: KTH309712 - 0008

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1476.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 148 years from 29 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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