

for sale

offers over **£225,000** Leasehold



## York Road Kings Heath Birmingham B14 7RZ

Spacious first floor modern apartment, open lounge kitchen diner, two bedrooms, family bathroom and allocated parking space.

- Energy Rating: B
- Modern First Floor Apartment Built in 2019
- Open Lounge Kitchen Diner
- Two Bedrooms
- Family Bathroom

# Property Details

## Communal Entrance

Communal entrance hall with stairs and access to all floors.

## Entrance Hall

Wall mounted radiator, storage cupboard and door to

## Bedroom 1 13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed window to the rear, wall mounted radiator.

## Bedroom 2 9' 11" x 8' 6" ( 3.02m x 2.59m )

Front facing double glazed window, wall mounted radiator.





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

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: KTH309510 - 0003

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for these types of leasehold properties.

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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