

for sale

offers over **£215,000** Leasehold



Kings Gate Kings Heath Birmingham B14 7SF

- Energy Rating: C
- Modern Ground Floor Apartment
- Two Bedrooms
- One Bathroom & En Suite
- Allocated Parking



Property Details

Entrance Hall

Upon entering the property, you are greeted by a spacious entrance hall, featuring an electric wall-mounted radiator, central heating boiler, and a useful storage cupboard. The entrance leads to the open-plan lounge/kitchen and both bedrooms.

Open Plan Lounge / Kitchen 26' 4" x 10' 10" (8.03m x 3.30m)

The heart of this home is the light-filled open-plan lounge/kitchen, ideal for both relaxation and entertaining. The room is equipped with an electric wall-mounted radiator and a log burner, providing warmth and charm. Double glazed sliding doors to the side and additional windows to the rear and side ensure plenty of natural light throughout. The kitchen area includes modern amenities, such as an electric hob, electric oven, double drainer sink, cooker hood, built-in dishwasher, washing machine, and fridge. A combination of wall and base units provides ample storage space for all your culinary needs.

Bedroom 1 10' 10" x 9' 3" (3.30m x 2.82m)

This spacious bedroom features an electric wall-mounted radiator and a double glazed window to the side, offering a peaceful retreat.

En Suite

The ensuite bathroom is fitted with a low-level W.C., a heated towel rail, hand wash basin, and a shower, providing a private and practical space.

Bedroom 2 10' 5" x 8' 7" (3.17m x 2.62m)

Bedroom 2 is a generous size and includes a double glazed window to the side, an electric wall-mounted radiator, and a walk-in wardrobe, offering plenty of storage.

Bathroom

The family bathroom is fitted with a hand wash basin, low-level W.C., a heated towel rail, a mixer shower, and a bath, providing a relaxing and functional space for everyday use.

Outside

Outside, the property benefits from a communal garden and allocated parking, offering convenience and outdoor space for residents.





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

To view this property please contact Connells on

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Property Ref: KTH310176 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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