

for sale

offers over

**£135,000 Leasehold**



**Whitlock Grove Birmingham B14 4SB**

This well presented GROUND FLOOR apartment in Kings Heath has TWO DOUBLE BEDROOMS, open plan lounge/kitchen, shower room and en-suite, and ALLOCATED PARKING. A short drive from Kings Heath High Street this property is ideal for first time buyers or INVESTORS and has excellent TRANSPORT LINKS.

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# Property Details

## Entrance

Communal entrance via intercom

## Entrance Hall

Door to main communal hall, wall mounted radiator and doors to.

## Lounge Kitchen Diner

Double glazed window to the rear, a wall mounted radiator, a range of wall and base units, integrated electric oven, gas hob, extractor hood, washing machine, single drainer sink and doors to.

## Bedroom One 15' 11" x 8' 4" MAX ( 4.85m x 2.54m MAX )

Double glazed window to the rear, wall mounted radiator, fitted wardrobe, storage cupboard, central heating boiler and doors to.

## En-Suite

Shower cubicle, mixer shower, hand wash basin, low level w.c and a wall mounted radiator.

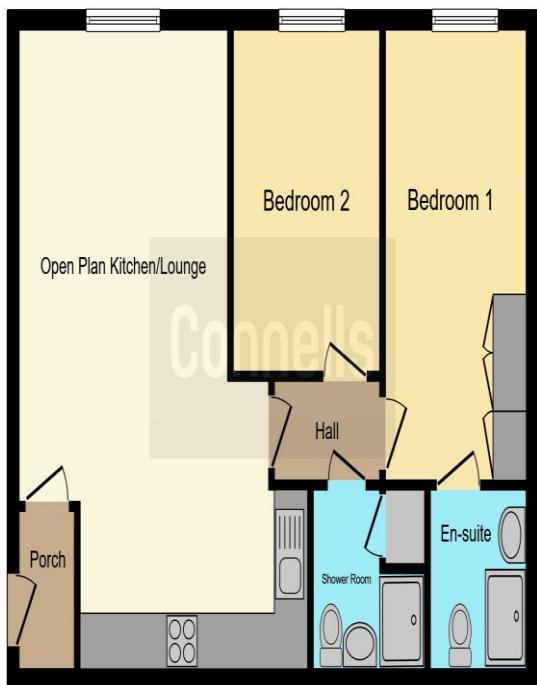
## Bedroom Two 12' 2" x 8' 8" ( 3.71m x 2.64m )

Double glazed window to the rear and a wall mounted radiator.

## Shower Room

Shower cubicle with mixer shower, hand wash basin, low level w.c, a wall mounted radiator and a storage cupboard.





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

Property Ref: KTH309539 - 0012

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. 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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