

for sale

£140,000 Leasehold



## Cartland Road Kings Heath Birmingham B14 7NS

A SPACIOUS two bed, ground floor flat, in Kings Heath, with a large Living Room and Shower Room. Close to the new PINEAPPLE TRAIN STATION, great local schools and the KINGS HEATH HIGH STREET, this property is ideal for first time buyer, investors, and young families.



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# Property Details

## Communal Entrance

Secure entrance via intercom.

## Entrance Hall

Access to three storage cupboards, wall mounted radiator, doors to

## Living/Dining Room 16' x 13' 1" ( 4.88m x 3.99m )

Large double glazed window to rear, wall mounted radiator.

## Kitchen 9' 9" x 7' 10" ( 2.97m x 2.39m )

Double glazed window to front, range of wall and base units, sink with drainer, integrated electric oven and hob with hood, plumbing for dishwasher/washing machine, central heating boiler, wall mounted radiator.

## Bedroom One 10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window to front, wall mounted radiator.

## Bedroom Two 16' 7" x 9' 10" ( 5.05m x 3.00m )

Double glazed window to rear, wall mounted radiator.

## Shower Room

Double glazed window to front, low level W.C., hand wash basin, heated towel rail.





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: KTH310657 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 286.01

Ground Rent: 5.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Feb 1984. 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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