



St Annes Way, Kingstanding
Birmingham, B44 0HW

Offers Over £100,000

Kingstanding

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An attractive retirement bungalow situated at the rear of St Annes Court and offered with the benefit of a lease extension as well as modern Economy 7 storage heaters, whilst there is a warden on site in the main block during the day and a call centre takes over in the evening for peace of mind with pull cords in the property.

The property also has all of the benefits that comes with St Annes Court including the residents lounge and laundry, and this lovely bungalow which is well presented throughout and is accessed via a porch which has a storage area behind with plumbing for a washing machine and leads to the attractive lounge with a window to the front. The newly fitted kitchen has a range of units with a built in oven and hob, space for an under counter fridge and a window to the front. The inner lobby has both a storage and airing cupboard off as well as access to the two bedrooms, the master is a double and has fitted wardrobes to one wall and a window to the rear, whilst the second bedroom is a single and could be used as a dining room with a window to the rear. The well-appointed shower room has a corner shower cubicle, wash basin, low level WC and attractive wall boards.

Outside there are communal gardens and parking spaces whilst viewing is recommended to appreciate all that is on offer including double glazing and Economy 7 storage heating.





Property Specification

RETIREMENT BUNGALOW
LONG LEASE
MODERN ECONOMY 7 STORAGE HEATING
COMMUNAL GARDENS AND PARKING
IMMACULATE THROUGHOUT

Lounge
3.97m (13') x 3.57m (11'9")

Kitchen
2.55m (8'4") x 2.10m (6'10")

Shower Room
1.89m (6'2") x 1.76m (5'9")

Bedroom 1
3.70m (12'2") x 3.04m (10')

Bedroom 2
2.93m (9'7") max x 2.64m (8'8")

Viewer's Note:

Services connected: Electric Water Drainage

Council tax band: B

Tenure: Leasehold 125 Year Lease from 2018
APPROX 119 Years remaining.

Ground Rent: £0

Service Charge: £260.99 PM

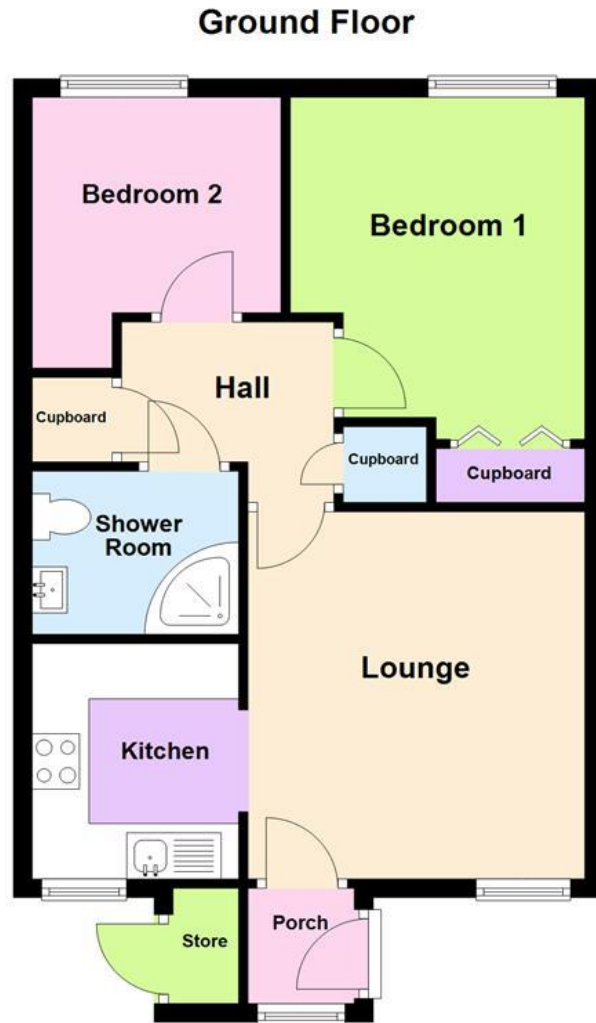
Restrictions: Retirement Bungalow
Managed by Midlands Heart Limited.
Must be over 60 years of age or 55
with a registered disability.

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th April 2024

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

