

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Keer Court, Birmingham | £140,000

**\*\* FIRST FLOOR FLAT \*\* WELL PRESENTED PROPERTY \*\* CLOSE TO BIRMINGHAM CITY CENTRE \*\* NO UPWARD CHAIN!! \*\* TAKE A LOOK! \*\***

AN OPPORTUNITY TO TAKE A STEP ONTO THE PROPERTY LADDER WITH THIS FABULOUS PROPERTY... IDEAL FOR A FIRST TIME BUYER OR INVESTMENT!

This FIRST FLOOR FLAT is situated off the main road but close to all local amenities and transport links... this will not be available for long!!

Accessed via a communal garden area with ALLOCATED PARKING SPACE and security entrance leading to stairs and first floor landing...the property accommodation briefly comprises of:- entrance, hallway, lounge, kitchen, TWO BEDROOMS and bathroom. Outside there are communal gardens.

The property benefits from central heating and double glazing, both where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Rating C

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### Approach

The property is accessed via the communal gardens and pathway leading to the security entrance and stairways to the first floor landing.

### FIRST FLOOR

#### Entrance Hallway

Entrance door into the hallway with radiator. Wood effect flooring. Storage cupboards. Doors giving access to accommodation:-

#### Lounge

**16'1" x 9'3" (4.90m x 2.82m)**

Double glazed windows to the front. Wood effect flooring. Radiator.

#### Kitchen

**7'1" x 6'10" (2.16m x 2.08m)**

A range of wall and base units with work surfaces over incorporating a stainless steel,

sink and drainer unit with taps over. Wall mounted central heating boiler. Appliances include an electric hob with electric oven underneath. Plumbing for the washing machine. Part tiling to the walls. Double glazed window to the side.

#### Bedroom One

**12'11" x 9'9" (3.94m x 2.97m)**

Double glazed window to the side. Radiator. Wood effect flooring. Storage cupboard.

#### Bedroom Two

**10'4" x 9'5" (3.15m x 2.87m)**

Double glazed window to the rear and radiator. Wood effect flooring.

#### Bathroom

Suite comprises of a panelled bath unit with electric shower over, pedestal wash basin and low flush WC. Extractor fan. Part tiling to the walls.

### OUTSIDE

#### Communal Gardens

Communal garden with lawn areas and border shrubbery, pathway and allocated parking space.

### FURTHER INFORMATION

We understand the current length of lease is approximately 97 years.

The management company are Midland Property Management, Whitehouse Court, New Road, Featherstone, Staffordshire England, WV10 7NW

We understand the service charge is approximately £196.08 pounds per Quarter We understand the ground rent is currently £50 per annum.



Total area: approx. 51.0 sq. metres (549.2 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	