

**A BRIGHT MODERN TWO BEDROOM GROUND FLOOR FLAT WITH
DOUBLE GLAZING IN POPULAR DEVELOPEMENT**



**2 NORFOLK HOUSE
BALDWIN ROAD
KINGS NORTON
BIRMINGHAM B30 3LB**

- Convenient and popular location close to Kings Norton Green
- Spacious lounge - fitted kitchen
- Two good sized bedrooms
- Modern Bathroom /WC
- Allocated parking space

Offers Around £145,000

An excellent ground floor two bedroom flat on this extremely popular development within easy reach of local facilities at both kings Norton and Cotteridge. This modern home has double glazing with windows facing to the rear set well back off the road and having wooded outlooks with the canal beyond creating a pleasant tranquil setting. The delightful accommodation has a delightful lounge, fitted kitchen, two double bedrooms and modern bathroom. Also included is an allocated parking space in the laid out grounds. Ideal for the a first time purchase and investment buyer.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE with a security entry system and stairs to the upper floors. Door through to a separate inner lobby area with front door to the flat:-

ENTRANCE HALL with the security entry handset, heater with cover, laminate flooring, storage /cloaks cupboard and doors off.



SPACIOUS LOUNGE 14' 3" x 10' 7" a spacious bright room with a doubled glazed window to the rear overlooking the grounds and a wooded backdrop, laminate flooring, giving a warm cosy feel, wooden bronze fire place with black and white check tiled hearth, electric radiator and ceiling cornices. Cupboard off housing a hot water cylinder. Door to the kitchen.



KITCHEN 9' 4" x 6' 10" fitted with a range of floor and wall units with grey fascias and dark work surface over, inset stainless steel sink and drainer unit, base and wall cupboards, space and plumbing for washing machine, electric cooker point, tiled splashbacks, appliance space, laminate flooring, built in store cupboard and double glazed window to the side.

BEDROOM 1 11' 3" x 8' 7" a double bedroom with double glazed window to the rear enjoying wooded outlook, wood effect laminate flooring, electric radiator.



BEDROOM 2 11' 0" x 9' 4" Walls painted white, making this bedroom a bright space, with grey carpet, double glazed window to rear and wooded outlook.



MODERN BATHROOM with a white suite comprising panel bath with 'Triton' electric shower over and full height tiling to the shower area, pedestal ash basin and low level WC, laminate flooring, extractor fan.

OUTSIDE

PARKING SPACE there is an allocated parking space for one car with additional visitor spaces.

Well tended communal lawned grounds with inset trees and visitor parking spaces. The block enjoys wooded views to the rear with the Worcester and Birmingham Canal beyond.



GENERAL INFORMATION

TENURE

We are informed that the property is Leasehold for a remaining term of 150 years.

There is a service charge payable for the upkeep of the grounds, external maintenance, maintenance of internal common areas and building insurance. We understand that the current payment is around £620 per half year.

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating C70

COUNCIL TAX Band 'B' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.