



HERITAGE ESTATE AGENCY



Brookfield Road is located on the ground floor.

Apt 1, 32 Brookfield Road, Kings Norton, Birmingham, B30 3QY
£150,000

A Two Bedroom Ground Floor Apartment



**Brookfield Road comprises in further detail:**

The property is set back from the road and approached via communal pathway through communal gardens leading to main entrance door opening to:

Communal Hallway

Communal door to rear aspect opening to parking area, bin store and cycle store and private entrance door opening to:

Entrance Hallway

Window to side aspect, ceiling light point, storage cupboard, radiator and doors to:

Airing Cupboard

Fitted shelving and radiator.

Lounge/Dining Area 15' excl doorway x 12'7" < 15'3"

Windows to front and side aspects, two ceiling light points, wood effect flooring, radiator and archway opening to:

Kitchen Area 8' x 8'9"

Window to rear aspect, ceiling light point and a fitted kitchen comprising: a range of wall, drawer and base units (adapted moveable heights) with work surfaces over, inset sink and drainer unit with mixer tap over, integrated eye level oven and electric hob with extractor hood over, plumbing for washing machine, space for fridge/freezer and wall mounted boiler.

Bedroom One 12' max x 8'6" max

Window to front aspect, ceiling light point and radiator.

Bedroom Two 9'1" x 9'6" into recess

Window to rear aspect, ceiling light point and radiator.

Wet Room 5'5" max x 9'7" max

Ceiling light point, part tiled walls, heated towel rail and a suite comprising: wall mounted electric shower, wall mounted wash hand basin and low level flush w.c.

Outside

Allocated parking space.

Lease Details

Approx term remaining:- 129 years (150 years from 01.01.2004 less 3 days)

Ground Rent - £75.00 per quarter (for the period 01.07.2025 to 30.09.2025)

Service Charge - £558.04 per quarter (for the period 31.03.2025 to 21.6.2025)

Ground Rent Review Periods - There is a £50 increase every 4 years

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:

1. We are advised by the vendors that the property is in close proximity to The Greenfields (Birmingham Community Healthcare NHS Foundation Trust).
2. Heritage Estate Agency advise potentially interested parties that there are electricity pylons close by.





3. We are advised by the vendor that the lease restricts the following:

- not to make any alterations in the premises without the approval in writing of the Landlord and the Management Company
- not to use or suffer to be used the Premises or any part thereof of any building thereon for any trade, business or manufacture or for any purpose other than as a single private dwelling house
- not to park or allow to be parked any commercial vehicle (other than small vans under one tonne) any caravan, trailer or boat in the car parking space
- no bird, dog or other animal which may cause annoyance to any Lessee or any other apartment without the written consent of the Management Company
- not to erect any television aerial, satellite dish or radio mast

The vendor have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

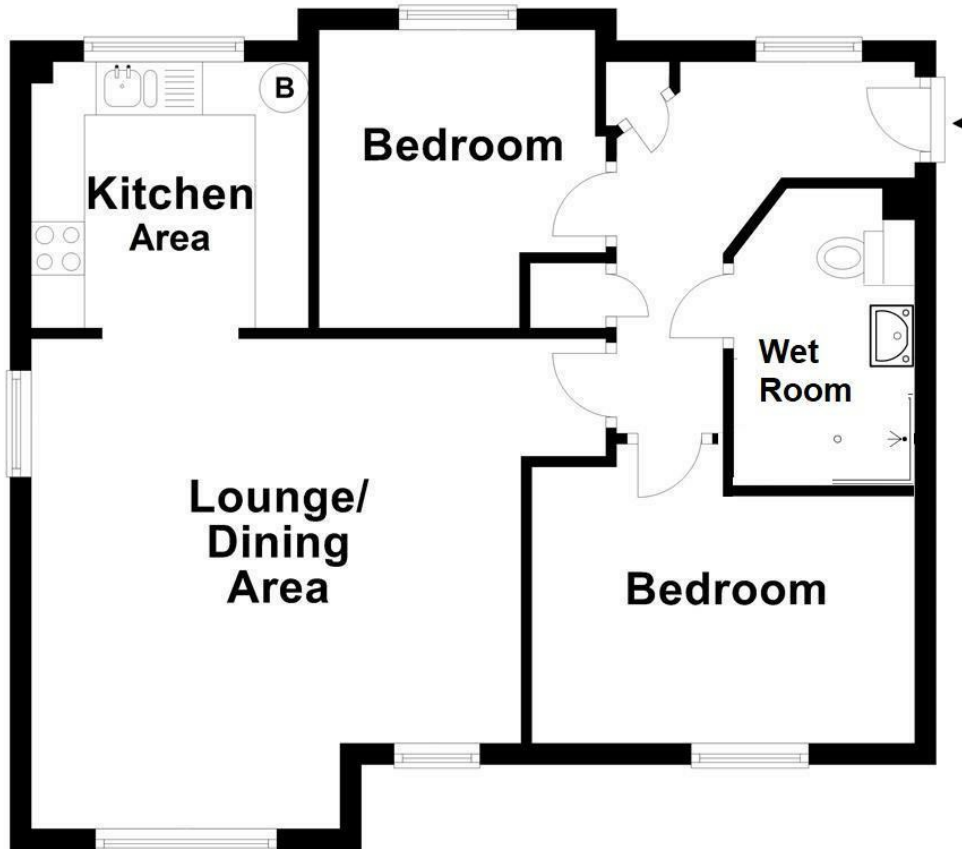
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B





1, 32 Brookfield Road, Kings Norton, B30 3QY



Not to scale. For illustrative purposes only

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

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

