

# Cottons

CHARTERED SURVEYORS

Flat 69 Kinsey Road, Smethwick, B66  
4SL

Offers Over £119,000



- First Floor Apartment
- Two Double Bedrooms
- Bathroom with Shower
- EPC Rating B (81)
- Open Plan Living Room / Kitchen
- Allocated Parking Space

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
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A MODERN first floor apartment built by Persimmon Homes. Benefiting from TWO BEDROOMS, secure communal areas and ALLOCATED PARKING, this ideal first-time purchase or Buy-to-Let further comprises of: hallway, open-plan living/dining kitchen area, two bedrooms and a 3-piece bathroom with a shower bath. The spacious open plan lounge/kitchen opens onto a private balcony, and the fitted kitchen is equipped with an integrated cooker, hob and a free-standing washing machine (1 year old). The property also has double glazing and electric heating. EPC Rating B. Council Tax Band - B. With No Upward Chain.

**Property Tenure**

Leasehold

**Council Tax Band**

B

**Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**Bathroom** 8' 6" x 8' 2" (2.60m x 2.50m)

Having Panel Bath with Shower over, wash basin and WC

**Lease Term -**

125 years from 1 January 2010

**Ground Rent -**

£200pa

**Service Charge -**

£1400pa

**ACCOMMODATION**

**Location**

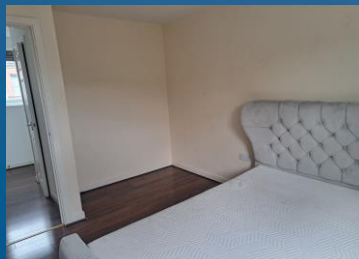
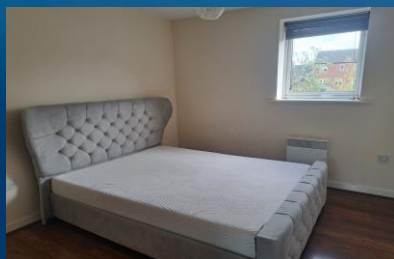
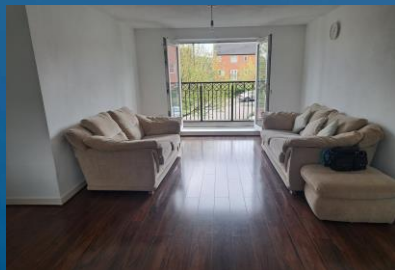
Located in a popular residential area, the property has convenient access to a host of local amenities, shops and supermarkets, and is only 3.2 miles from Birmingham City Centre, Birmingham University and Queen Elizabeth Hospital. The property also has direct access to Dudley Rd/Cape Hill Rd via a separate entrance, leading to fantastic transport and commuting links to the surrounding areas, and is also within walking distance of a number of Public Parks, the new Metropolitan Hospital, Windmill Shopping Centre, Recreational Activity Centres including a Gym, Swimming Pool and Edgbaston Reservoir & Nature Reserve. Viewings are vital to appreciate quality of accommodation on offer.

**Entrance Hallway**

**Lounge/Kitchen** 23' 1" x 10' 10" (7.04m x 3.30m)

**Bedroom 1** 10' 4" x 8' 5" (3.15m x 2.57m)

**Bedroom 2** 12' 11" x 9' 5" (3.93m x 2.87m)



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