



## Flat 3 The Spinney 101 Redditch Road

Kings Norton, Birmingham, B38 8RH

Offers In The Region Of £79,950



**\*\*GROUND FLOOR RETIREMENT APARTMENT!\*\*** We are pleased to present to the market this ground floor, one bedroom retirement apartment for the over 60's. Offering excellent access to Kings Norton's historic Green with all of its associated amenities including coffee shops, bars, restaurants, post office and shopping facilities as well as good transport links. Benefitting from residents meeting area, communal gardens, residents parking and emergency pull cords in all rooms. The accommodation briefly comprises of; entrance hallway with storage, open plan living room/kitchen, bedrooms and shower room. Further benefitting from double Glazing, electric heating and no upward chain. Energy Efficiency Rating D. To arrange your viewing to view this lovely apartment please contact our Kings Norton Office.



### Approach

The property is approached via a communal car park with a secure front entry door opening into:

### Communal Hallway

With lift and stair access to all other floors, block management office, and front entry door opening into:

### Hallway

With wall mounted electric heater, double doors opening into useful storage cupboard, door opening into further useful storage cupboard, pull cord system, ceiling light point and door opening into:

### Open Plan Living and Kitchen

total 26'3" living area 10'10" x 11'8" (total 8.003 living area 3.327 x 3.562)

Living area with wall mounted electric radiator, double glazed window to the rear aspect, ceiling light point and walkway into kitchen.

### Kitchen Area

7'7" x 7'1" (2.318 x 2.162)

With a selection of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer with mixer tap over, tiling to splash back areas, space facility for an electric cooker with extractor over and ceiling light point.

### Bedroom

9'5" x 10'6" (2.872 x 3.219)

With double glazed window to the rear aspect, ceiling light point, wall mounted electric radiator and double doors opens into walk-in storage cupboard.

### Shower Room

7'4" x 6'2" (2.258 x 1.899)

With a double shower cubicle with electric shower over, wall mounted extractor fan, wash hand basin on pedestal with two taps over, low flush WC, tiling to walls, ceiling light point, laminate wood effect floor covering and a wall mounted Dimplex heater.

### Communal Areas

Benefitting from residents meeting areas, beautiful and well maintained communal gardens, residents parking and communal drying areas.

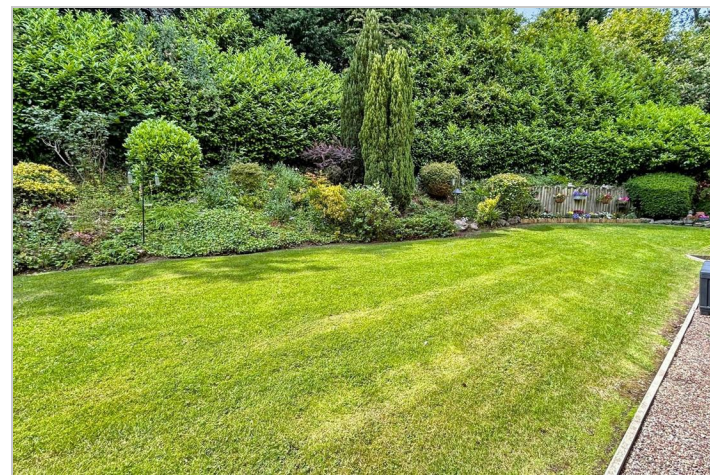
### Tenure

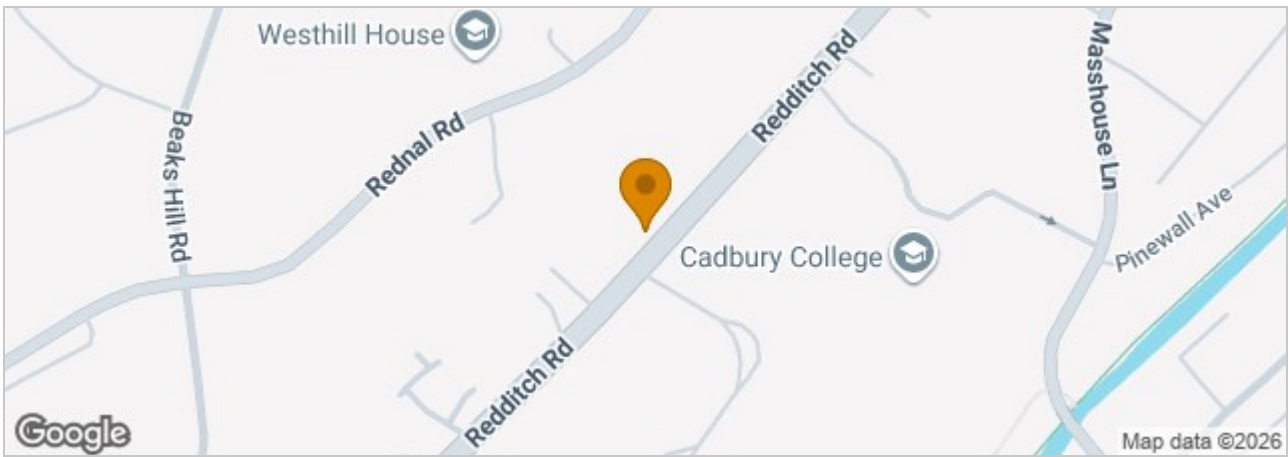
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 98 years, however we have been advised that a renewed lease of 99 years will be granted upon completion. The ground rent is approximately £\*\* per annum and the service charges are approximately £\*\* per calendar month (subject to confirmation from your legal representative).

### Council Tax

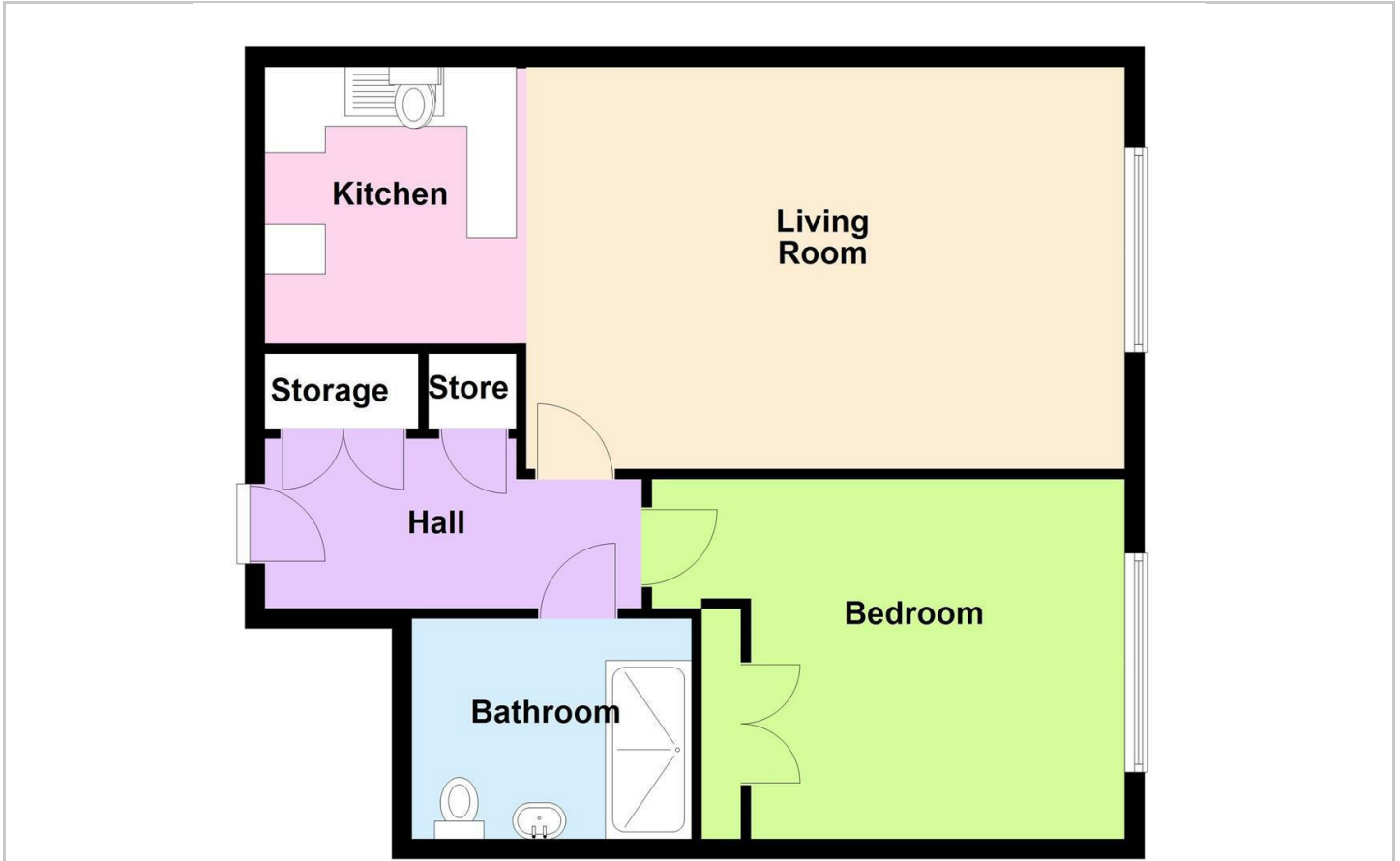
According to the Direct Gov website the Council Tax Band for The Spinney, 101 Redditch Road Kings Norton, Birmingham, West Midlands, B38 8RH is band A and the annual Council Tax amount is approximately, £1,568.78, subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





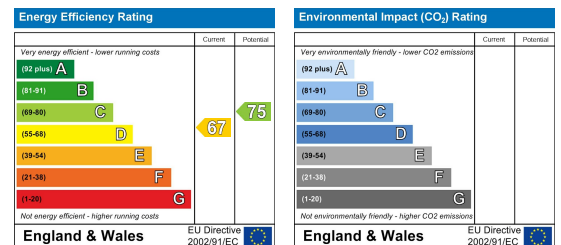
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk