



Apartment K, 285, Alcester Place Alcester Road South, Birmingham, B14 6EB
Offers In The Region Of £120,000

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Property Overview

Stylish One-Bedroom Apartment in the Heart of Kings Heath – Fantastic Condition with Parking & Communal Gardens

Situated on the second floor of a secure residential development above a vibrant parade of local shops, this beautifully presented one-bedroom apartment offers the perfect blend of convenience, comfort, and privacy. Accessed via a secure residents' entrance, the apartment enjoys a peaceful atmosphere that feels pleasantly removed from the lively high street below. (PLEASE NOTE- SELLING WITH TENANT IN SITU)

Presented in fantastic condition throughout, the property benefits from double glazing, a contemporary kitchen and bathroom, excellent natural light, and well-maintained communal facilities including a south-facing gardens. With allocated resident parking to the rear, this is an ideal purchase for investors seeking a well-connected home in one of South Birmingham's most desirable suburbs.

Accommodation

The apartment briefly comprises:

- Secure communal entrance with access to the second floor
- Welcoming entrance hallway
- Bright and spacious open-plan living/kitchen area
- Spaces for appliances
- Stylish bathroom suite comprising WC, wash basin, bath with overhead shower, and contemporary fittings throughout
- Generous double bedroom
- Useful additional storage unit

External & Communal Features

Residents benefit from a range of attractive communal amenities including:

- Communal roof terrace, ideal for relaxing or socialising
- South-facing communal lawn and gardens enjoying sunlight throughout the day

Despite its highly convenient location, the apartment offers a quiet and secluded residential setting once inside the secure development.

Local Area

Positioned in the heart of Kings Heath, the apartment is located directly above a range of everyday amenities including:

- Tesco Express
- Local gym and fitness facilities
- Traditional neighbourhood pub
- Bakery and café
- Independent shops and services
- newly opened kings heath train station nearby with direct access to Birmingham new street within 11 minutes .

The wider area is renowned for its thriving café culture, popular restaurants, bars, parks, and excellent local amenities. Nearby Moseley, Stirchley, and Edgbaston provide further dining, leisure, and entertainment options.

Transport Links

The property enjoys excellent transport connections via the A435 Alcester Road South, providing straightforward access into Birmingham City Centre and surrounding areas.

Excellent road links include:

- A435 direct route into Birmingham City Centre
- Easy access to the A441 Pershore Road
- Connections to the A38 Bristol Road and Birmingham Ring Road
- Convenient access towards the M42 J3 and wider motorway network

Frequent bus services along Alcester Road provide direct routes to:

- Birmingham City Centre
- Moseley
- Stirchley
- Maypole
- Solihull

Early viewing is highly recommended to appreciate the quality, location, and lifestyle this superb apartment has to offer.

Area Information

Location:

Kings Heath is one of South Birmingham's most popular residential areas, known for its lively high street, excellent transport connections, and close proximity to sought-after neighbourhoods such as Moseley, Stirchley, and Edgbaston.

Buyers Fee and Reservation

This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / mortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

Leasehold

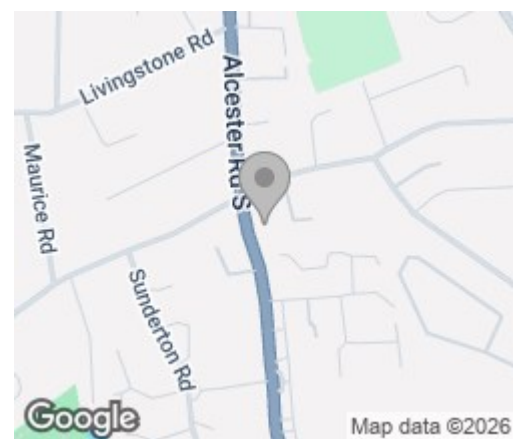
POSSESSION

Tenant occupied

VIEWING

Viewing strictly by appointment through Genie Homes

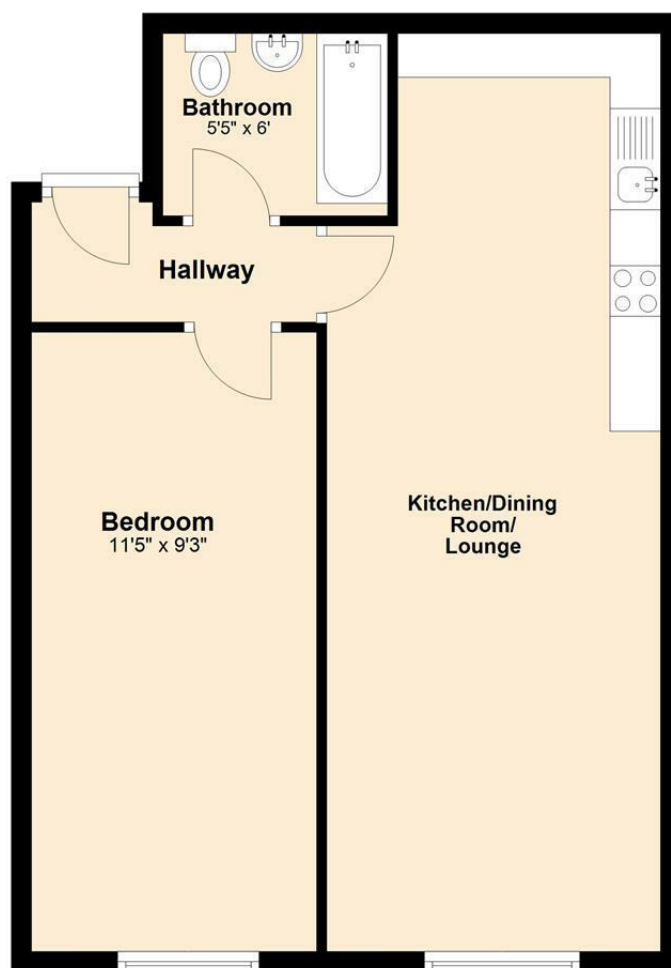




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 361.5 sq. feet



Total area: approx. 361.5 sq. feet

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