PAUL CARR Estate Agents Sales & Lettings

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St Annes Way, Kingstanding
Birmingham, B44 0HW

£75,000



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£75,000

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Welcoming to the market with no upward chain, this two bedroom retirement bungalow on St Annes Way.

Approached via a car park and a pathway leading to the porch. Upon entry you are welcomed by a lounge area with the kitchen off. The kitchen offers an array of base units, plenty of countertop space, sink unit with side drainer and space for suitable fitted appliances. The hallway gives you access to two bedrooms, the main bedroom benefits from built in wardrobes. The bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a rear and side garden maintained by the management company. Viewing this property is highly recommended.





















Property Specification

RETIREMENT BUNGALOW
NO UPWARD CHAIN
TWO BEDROOMS
COMMUNAL LOUNGE AREA AND LAUNDRETTE
DOUBLE GLAZED

Porch
1.30m (4'3") x 1.20m (3'11")

Lounge
4.00m (13'1") x 3.60m (11'10")

Kitchen
2.50m (8'2") x 2.10m (6'11")

Bedroom 1
3.92m (12'10") max x 3.00m (9'10") max

Bedroom 2
2.90m (9'6") max x 2.60m (8'6") max

Bathroom
2.10m (6'11") x 1.80m (5'11")

Viewer's Note:

Services connected: Electric Water Drainage

Council tax band: B
Tenure: Leasehold

Lease Term: 125 years August 2018 Approximately 118 years remaining

Service Charge £290.96 per month
Ground Rent - included in service charge

Restrictions: No Sub-letting. Buyers must be over 60 years of age or 55 with a registered disability.

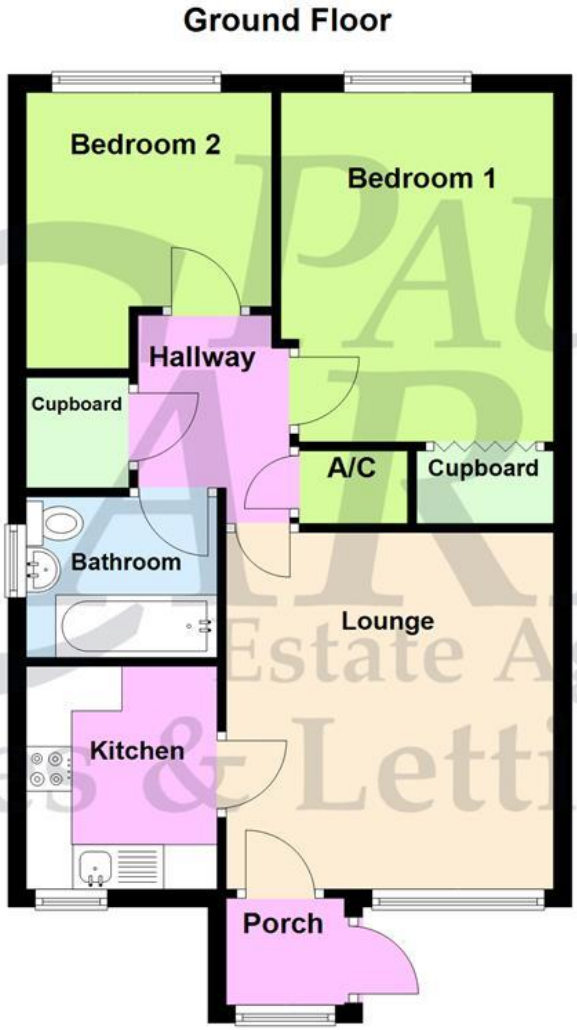
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 2nd June 2026

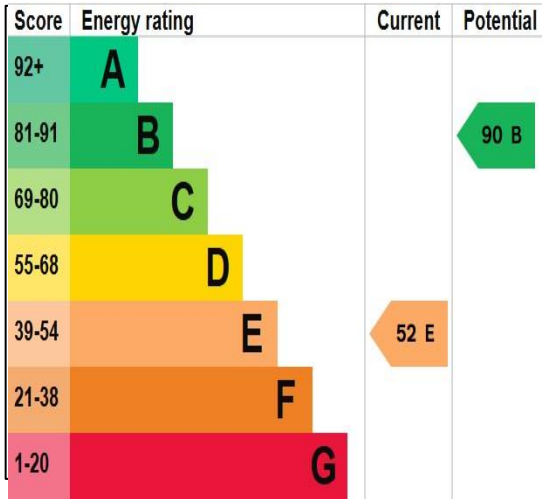
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman