



113B Middleton Hall Road

Cotteridge, Birmingham, B30 1AN

Offers In The Region Of £134,950



****ONE BEDROOM, GROUND FLOOR MAISONETTE WITH NO UPWARD CHAIN**** Situated in a highly sought-after and convenient location, this beautifully presented and recently refurbished one-bedroom ground floor maisonette is offered to the market with no upward chain, making it an ideal first-time purchase or an excellent ready-made investment opportunity. Benefiting from a garage and off-road parking space, the property briefly comprises an entrance porch, hallway, spacious living/dining room with double doors opening onto the communal rear garden, fitted kitchen, and bathroom. Perfectly positioned for commuters, it offers excellent transport links via Kings Norton and Northfield train stations, with easy access to the amenities of Cotteridge, Stirchley, Northfield, and Bournville, while nearby attractive local parks further enhance the appeal of this ever-popular area. A fantastic opportunity to acquire a superb home in a prime location—contact our Bournville team today to arrange your viewing.



Approach

The property is approached via a front driveway providing off-road parking, with a communal mature lawn and shrubbery to the front aspect. A pathway leads to an obscured glazed front entry door opening into:

Communal Hallway

With luxury vinyl tile (LVT) flooring and an obscured glazed wooden door opening into:

Hallway

With wall-mounted fuse box, electric radiator, LVT flooring, ceiling light point, and doors leading into:

Bathroom

6'6" x 5'5" (1.993 x 1.674)

With an obscured double glazed window to the side aspect, tiling to splashback areas, bath with shower over, wash hand basin with mixer tap, low flush WC, extractor fan, wall-mounted electric heater, and LVT flooring. The bathroom benefits from brand new sanitaryware and fittings.

Bedroom

10'10" min x 10'11" max x 7'9" min x 10'10" max (3.327 min x 3.341 max x 2.376 min x 3.327 max)

A generously sized bedroom with double glazed window to the front aspect, electric heater, ceiling light point, and LVT flooring.

Living Room

15'4" x 10'11" (4.689 x 3.341)

A spacious and bright living area with double glazed French doors opening onto the communal gardens, LVT flooring, two ceiling light points, and electric radiator. The proportions of the living space, along with the overall layout, give the property more of a house-like feel.

Kitchen

4'1" min x 6'6" max x 9'4" max (1.260 min x 1.988 max x 2.861 max)

Fitted with a range of matching wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and four-ring hob with extractor over, and tiling to splashback areas. There is space for additional appliances, along with a cupboard housing the hot water tank.

The kitchen also benefits from brand new, unused appliances (fridge, freezer, and oven), all supplied with warranties yet to be activated.

Additional Features

- Brand new luxury vinyl tile (LVT) flooring throughout with insulated underlay for enhanced comfort
- Freshly redecorated in crisp white throughout
- Brand new energy-efficient chandeliers and upgraded radiators
- Separate boiler/storage room allowing for optimal kitchen space

Communal Gardens

Accessed via the living room, leading to a communal garden area with pathway and side access.

Garage

7'3" x 16'2" (2.225 x 4.951)

A substantial and highly private garage with metal up-and-over door to the front, ceiling light point, and a rear access door directly from the communal garden. This excellent space, combined with the generous driveway, further enhances the property's house-like appeal.

Tenure

Leasehold. Lease extended under the Leasehold Reform, Housing and Urban Development Act 1993, with the extended lease granted on 30 April 2008 (original lease September 1984).

Ground rent is a peppercorn for the remainder of the term.

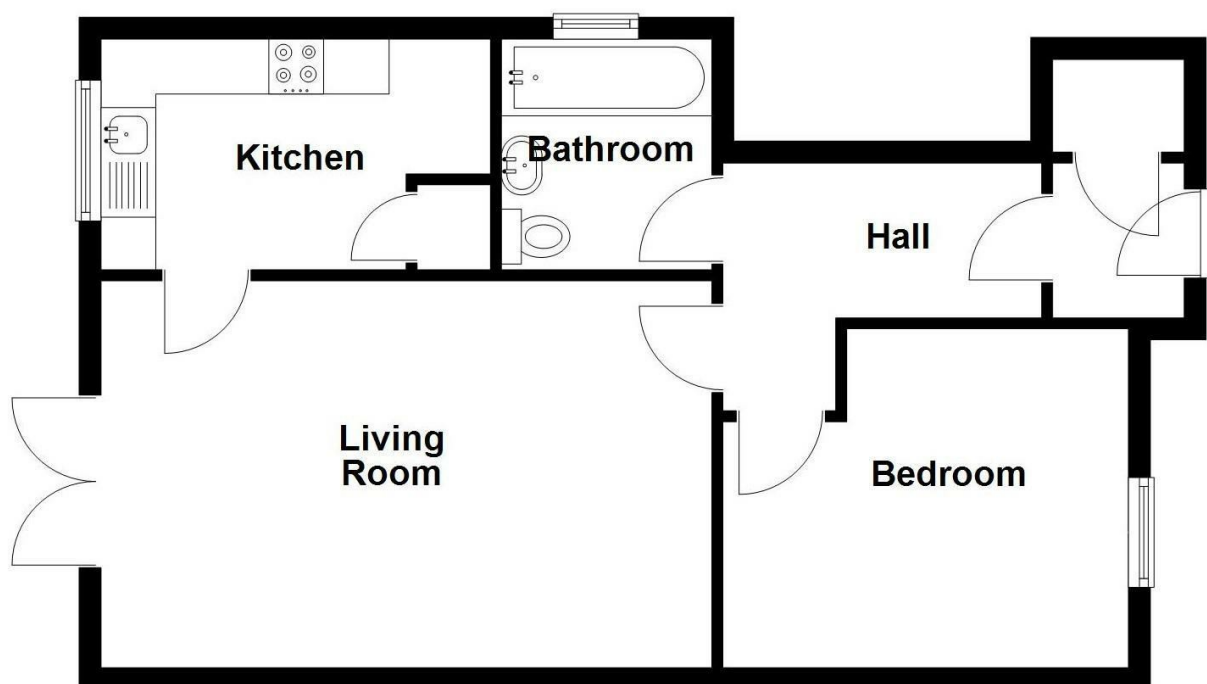
The annual service charge is payable up to March 2027, representing a financial benefit to the incoming purchaser.

All details are subject to confirmation by the purchaser's legal representative.





Floor Plan



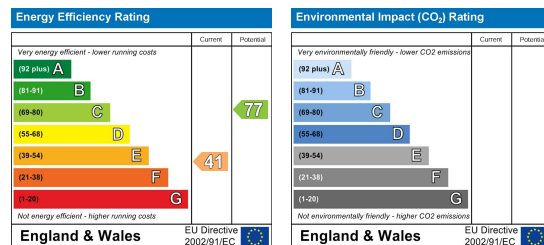
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk