



Warren Farm Road, Kingstanding  
Birmingham, B44 0PT

**£100,000**

# Kingstanding

£100,000



**INVESTORS ONLY.**

**Sold with tenants in situ paying £700 pcm.**

This one bedroom first floor flat is well proportioned and offers a good return on your investment. Located in this popular residential location close to local shops, the property is accessed via a shared path leading to the entrance hall with stairs up to a first floor landing leading to all rooms. The bedroom is a good size double with a window to the front and the bathroom has a white suite with a shower over the bath, cupboard housing the central heating boiler and a window to the front.

The spacious lounge has a window to the rear whilst the well-proportioned kitchen has a range of units, there is a built in oven and hob, spaces for a fridge and washing machine and a window to the rear.

Outside a shared side passage leads to a garden area which belongs to the flat and is nicely landscaped and this double glazed and centrally heated property must be viewed.





## Property Specification

INVESTORS ONLY  
TENANTS IN SITU PAYING £700 PCM  
FIRST FLOOR FLAT  
ONE BEDROOM  
LOUNGE

**Lounge**  
4.50m (14'9") x 2.97m (9'9")

**Kitchen**  
3.45m (11'4") x 2.25m (7'4")

**Bathroom**  
2.25m (7'5") x 1.36m (4'6")

**Bedroom 1**  
3.43m (11'3") x 3.43m (11'3")

### Viewer's Note:

Services connected: Gas Electric Water Drainage Water Meter

Council tax band: A

Tenure: Leasehold

125 years from 6 July 2015  
Approximately 114 years remaining

Ground rent £10 Per Year

Service charge £256.27 Per Year Approximately

### 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: 27<sup>th</sup> April 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 £40 + VAT (£48 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.

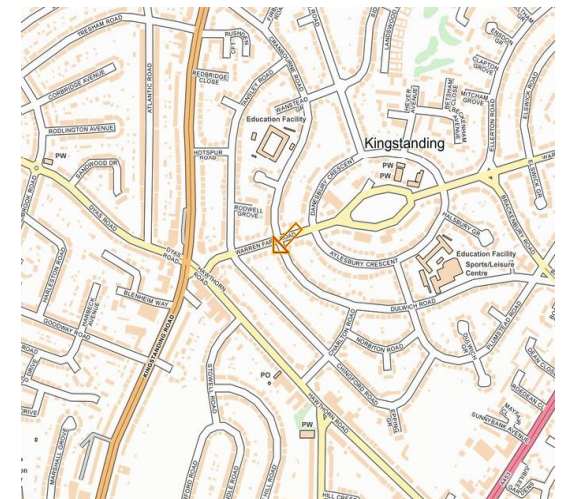
## Floor Plan

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

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Map Location



## Ground Floor



## First Floor

