12a Kingswood Court, B94 6BD

Sale Price of £195,000

Love
Property Co.

12a Kingswood Court, 2405 Stratford Road, Hockley Heath, B94 6BD

Tenure – Leasehold – 111 Years remaining (approx.)
EPC Rating – B
Council Tax Band - C

Love Property Co are pleased to offer this well-maintained and immaculately presented recently decorated throughout second floor two-bedroom apartment to the market with **NO CHAIN** This property is conveniently located and just a short distance from Hockley Heath Village and local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

Accessed via a communal entrance, the apartment boasts a spacious lounge/diner, kitchen with integrated appliances and ample storage space, ensuring functionality and ease of living.

Accompanied by a Jack and Jill bathroom with shower over bath and two well-appointed bedrooms, this property is perfectly suited for first-time buyers looking to step onto the property ladder, downsizers or astute investors seeking a lucrative opportunity.

With its prime location and practical layout including allocated parking along with residential and visitor parking, early viewing is highly recommended to fully appreciate this property.

PROPERTY LOCATION
Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

PROPERTY MEASUREMENTS:

LOUNGE/DINING
14' 2" X 8' 6" (4.31m x 2.59m)

KITCHEN
9' 4" X 9' 10" (2.85m x 3.00m)

BEDROOM 1
15' 5" x 9' 3" (4.69m x 2.81m)

BEDROOM 2
10'10" x 7' 6" (3.31m x 2.28m)

JACK AND JILL BATHROOM
8' 1" x 6' 7" (2.47m x 2.00m)

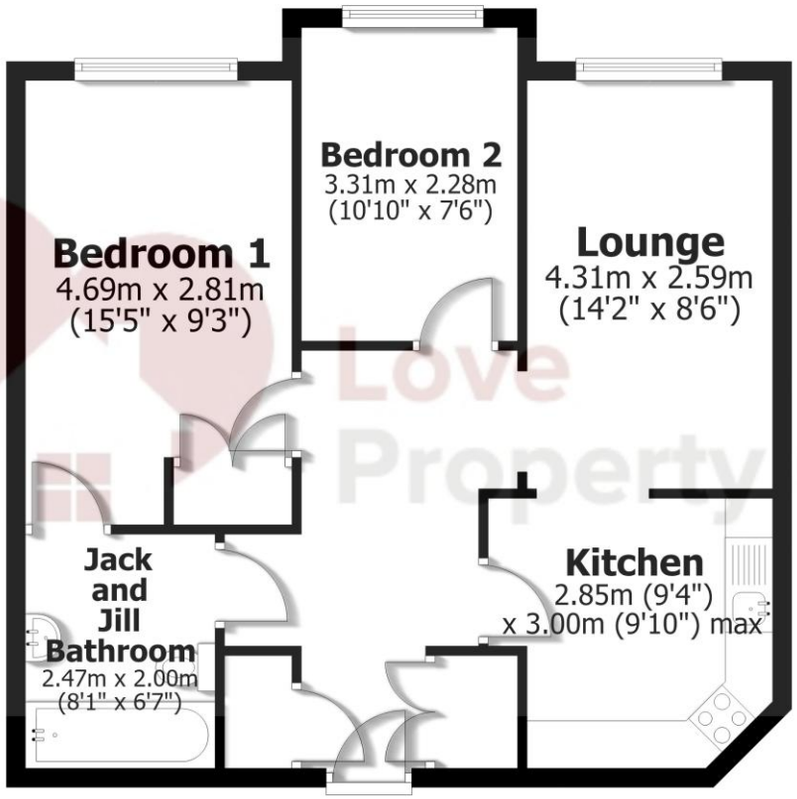
TOTAL SQUARE FOOTAGE
Total floor area: 625.8 sq. ft. approx. (58.1 sq. metres.)

Lease Approximately: 111 Years
Ground Rent: £150.00 (pa)
Service Charge: £1770.24 (pa)

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Floor Plan

Approx. 58.1 sq. metres (625.8 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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