Rice Chamberlains
ESTATE AGENTS LLP

3 Brookfield Road

Kings Norton, Birmingham, B30 3QY

Offers Over £145,000

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****LOVELY MODERN GROUND FLOOR TWO BEDROOM APARTMENT** We are delighted to offer to the market this lovely two bedroom ground floor apartment, situated on the popular Monyhull Hall Estate in Kings Norton. The property is ideally positioned for access to a good range of local amenities all within easy reach, as well as the nearby areas of Kings Norton, Cotteridge, Stirchley and Bournville. For commuters, there are good transport links providing convenient access into Birmingham City Centre and surrounding areas, with nearby road links and wider motorway network. The property benefits from double glazing, central heating and one allocated parking space. The accommodation on offer briefly comprises; secure communal entrance, entrance hallway, living/dining room, kitchen, two bedrooms and bathroom. This would make an ideal first-time purchase or investment opportunity and is situated in a popular and convenient residential location. Viewing is highly recommended to appreciate the accommodation and location on offer and can be arranged via our Kings Norton Office. EPC Rating: TBC.**

Approach

The property is approached via a secure front entry door with intercom system opening into communal hallway with a front entry door opening into:

Hallway

With laminate wood effect floor covering, ceiling light point, central heating radiator, wall mounted intercom system, two useful storage cupboards one able to house a tumble dryer and doors opening into:

Living Room

9'7" max x 19'4" max (2.933 max x 5.895 max)

With three double glazed windows to the front aspect respectively, two central heating radiators, two ceiling light points and open walkway into:

Kitchen

8'6" max x 8'9" max (2.595 max x 2.692 max)

With tiled flooring, a selection of matching wall and base units, double glazed window to the rear aspect, wall mounted central heating boiler, space facility for washing machine, space facility for slimline dishwasher, integrated oven with four ring burner gas hob with extractor over, space facility for fridge freezer, tiling to splash back areas and ceiling light point.

Bedroom One

8'4" x 13'4" (2.547 x 4.074)

With double glazed window to the front aspect, ceiling light point, door opening in to storage cupboard and central heating radiator.

Bedroom Two

8'1" x 8'3" (2.469 x 2.520)

With laminate wood effect floor covering, double glazed window to the front aspect, ceiling light point and central heating radiator.

Bathroom

5'5" x 6'2" (1.662 x 1.904)

With tiled flooring, bath with decorative shower screen and mixer tap and rainfall mains powered shower over, ceiling light point, wash hand basin with two taps over, low flush push button WC, decorative shelving unit with a mirrored unit, heated towel rail, and ceiling mounted extractor fan.

Parking

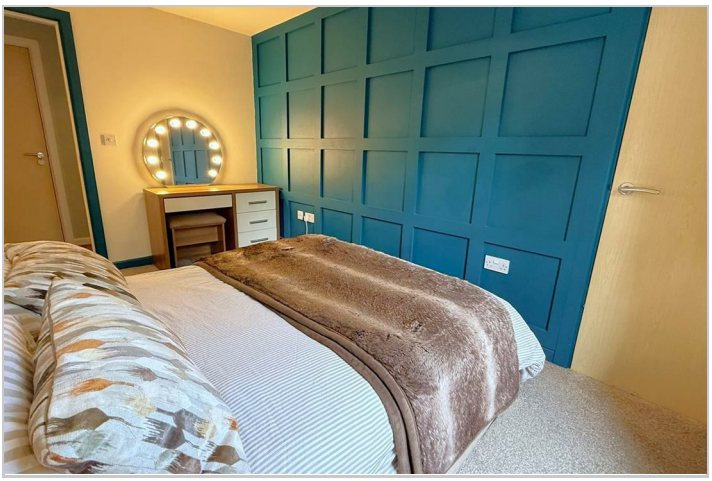
With an allocated parking space.

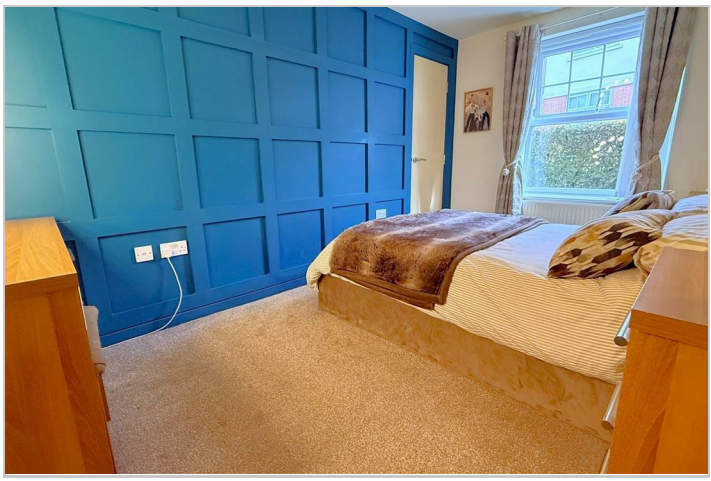
Tenure

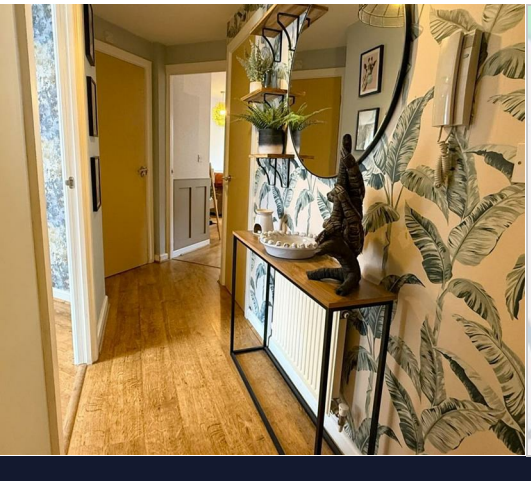
We have been informed by our vendors the property is Leasehold and that the lease term will be extended to 127 years, the ground rent is approximately £150.00 per annum and service charges are approximately £2,241.60 per annum (subject to confirmation from your legal representative).

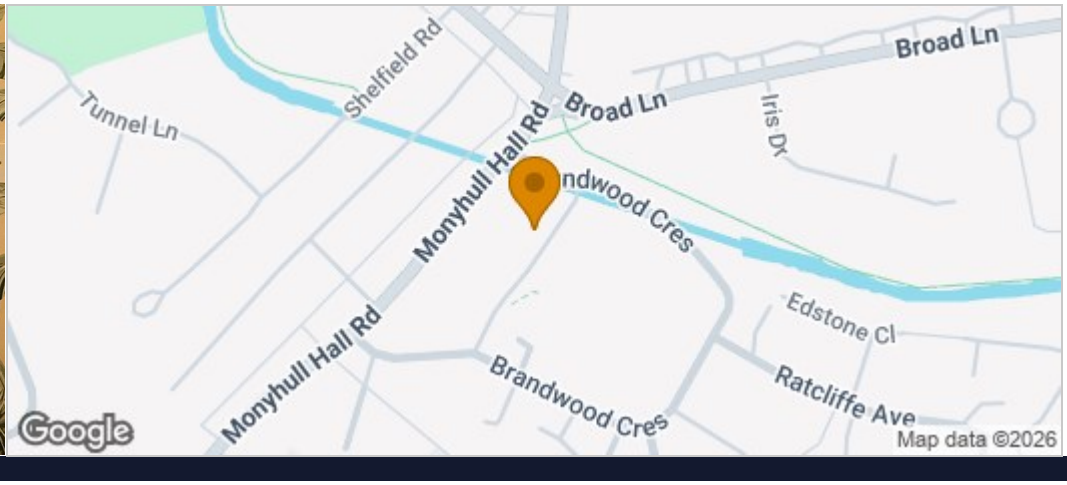
Council Tax

According to the Direct Gov website the Council Tax Band for Apartment Brookfield Road Kings Norton, Birmingham, West Midlands, B30 3QY is band B and the annual Council Tax amount is approximately, £1,830.25, subject to confirmation from your legal representative.

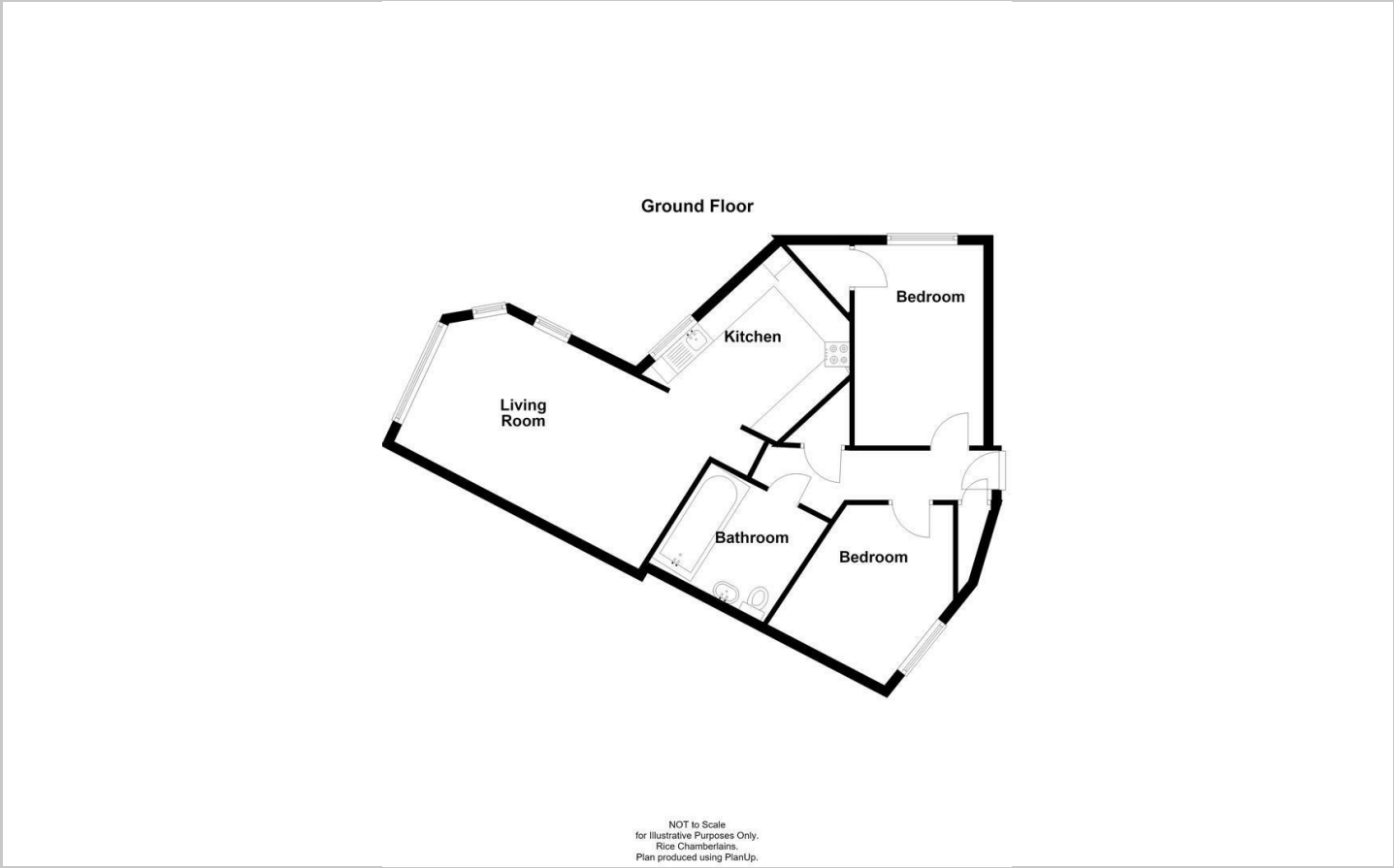








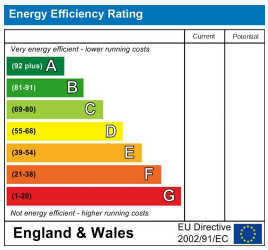
Floor Plan

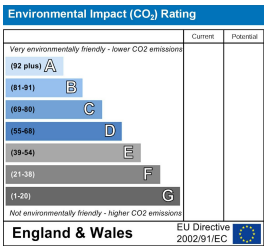


Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.

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