



Flat 71 Norfolk House

Baldwin Road, Kings Norton, B30 3LD

Offers In The Region Of £89,950



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GREAT SIZE STUDIO FLAT WITH EXTENDED LEASE AND NO UPWARD CHAIN! We are pleased to offer this top floor studio flat. The property offers an entrance area with a shelved storage cupboard, open plan living room/bedroom area with further inbuilt storage, kitchen with views of the Kings Norton canal and pantry cupboard, and bathroom with three-piece suite. The property benefits from an allocated parking space, double glazing, electric heating and the added advantage of a fully boarded loft space. This flat is being offered with no onward chain, extended lease and is ideally located in this well sought after development which gives great access to all of the nearby places of interest including Kings Norton's historic village green, local parks, nearby train and motorway network links and also handily placed for Cotteridge, Stirchley and Kings Heath's amenities. EPC Rating: D. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!



Approach

this top floor studio apartment is approached via a secure front entry door with stairs giving rise to the top floor accommodation with a front entry door opening into:

Entrance Lobby Area

With ceiling light point, door opening into useful storage cupboard and further doors opening into:

Living/Bedroom Room Area

11'8" (max) x 19'10" (max) (3.56m (max) x 6.05m (max))

With some restricted head height and a Velux roof light, further double glazed window to the side aspect, two ceiling light points, wall mounted intercom system, electric storage heater, electric radiator, in-built storage, door opening into useful storage cupboard housing the water tank and further door opening into:

Kitchen

6'10" x 9'2" (max) (2.10m x 2.80m (max))

With double glazed window to the rear aspect giving views over the canal, wall mounted heater, ceiling strip light, door opening into useful storage cupboard, a selection of matching wall and base units incorporating one and a half sink and drainer with hot and cold mixer tap, tiling to splash back areas and space facility for oven, washing machine and fridge freezer.

Bathroom

6'9" x 5'6" (2.07m x 1.70m)

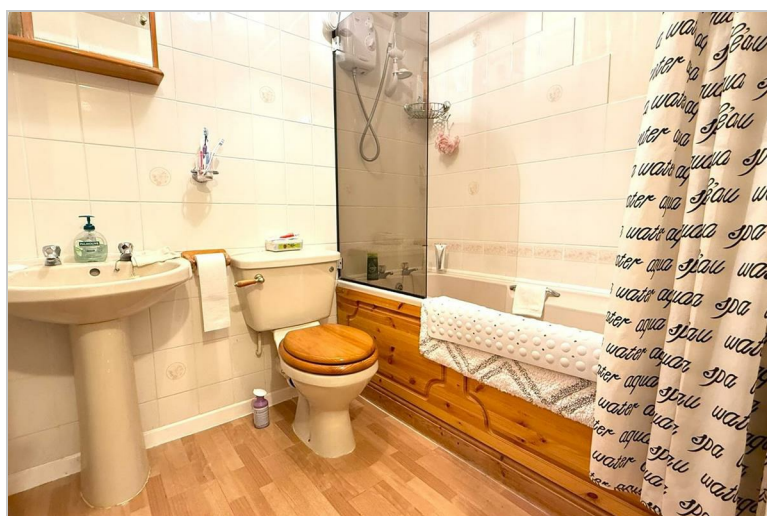
With a three piece bathroom suite comprising wash hand basin on pedestal with two taps over, low flush WC, bath with electric shower over and two taps over, tiling to splash back areas, wall mounted heater, extractor fan, ceiling light point and hatch providing access to fully-boarded loft with built-in ladder, lighting and considerable storage space.

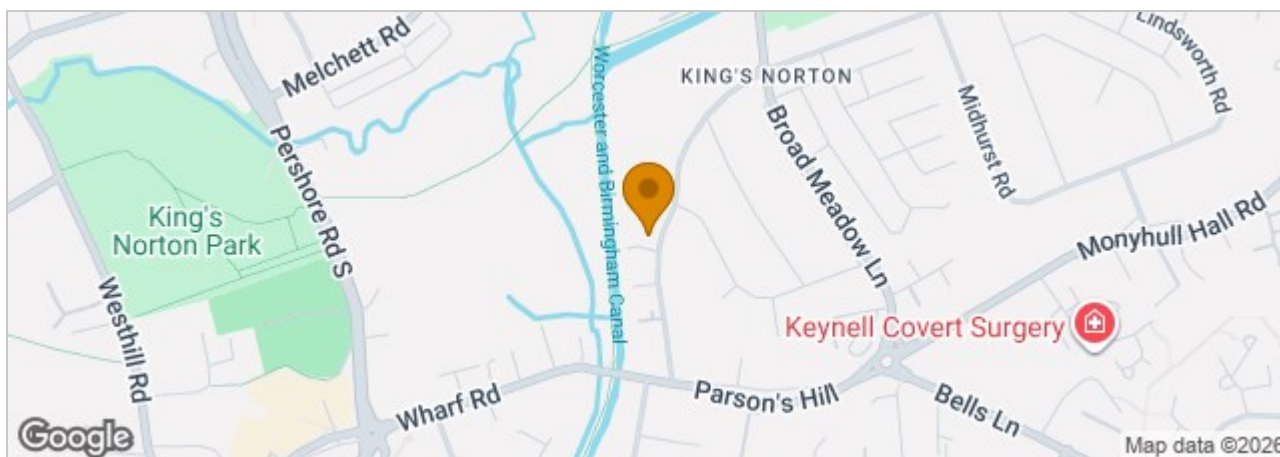
Tenure

We have been informed by our vendors that the property is Leasehold with a remaining lease term of approximately 150 years, no ground rent and service charges approximately £820 per annum (subject to confirmation from your legal representative).

Council Tax

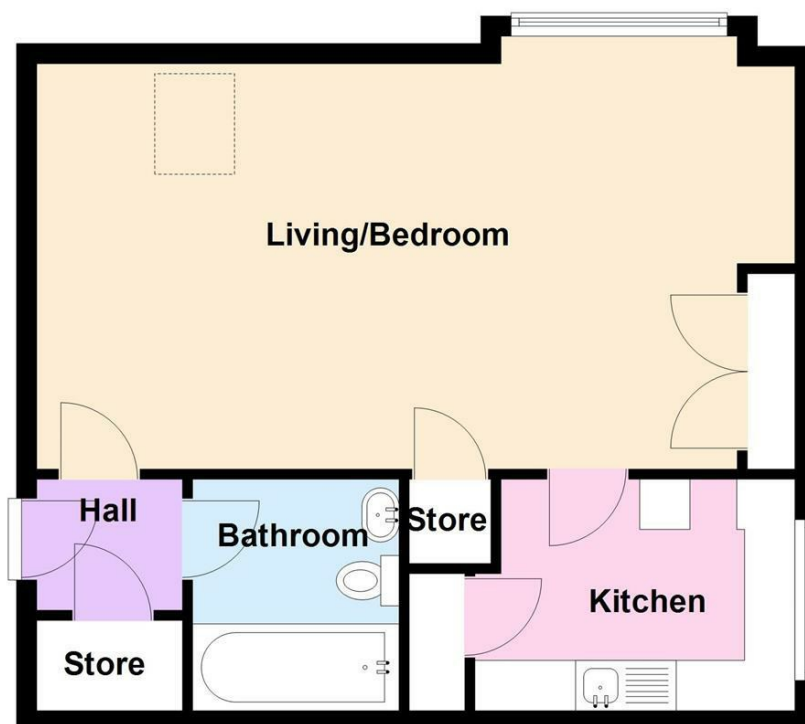
According to the Direct Gov website the Council Tax Band for Flat 71, Norfolk House, 73, Baldwin Road Kings Norton, Birmingham, West Midlands, B30 3LD is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





Floor Plan

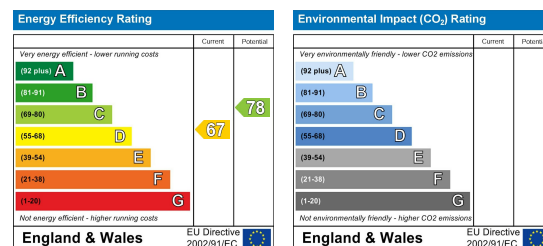
Norfolk House - NOT TO SCALE - For illustrative purposes only



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.