



## 37 Premier Court 100 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QJ

Offers Over £90,000





This two bedroomed retirement property is located on this private driveway with well maintained communal grounds. This apartment is in a corner position, so have the added benefit of a window in the kitchen and dual aspects in the living room. The apartment comprises reception hallway, lounge with dual aspect windows, kitchen, two bedrooms and bathroom. There are also electric heating (where specified), double glazing and no upward chain. This property will make somebody a true home within it's own little friendly community. EPC Rating C. Viewing via Rice Chamberlains Estate Agents, Kings Norton.



### Approach

This two bedroom first floor corner apartment is approached via a lift and stairs leading to front entry door opening into:

### Entrance Hallway

With ceiling light point, wall mounted electric heater, wall mounted intercom system and pull cord system, two useful storage cupboards and door opening into storage cupboard housing the hot water system and doors opening into:

### Living Room

15'6" x 11'7" (4.745 x 3.540)

With double glazed windows to the rear and side aspects, two ceiling light points, wall mounted electric heater and single glazed interior doors opening into:

### Kitchen

11'7" x 6'10" (3.532 x 2.096)

With a selection of matching wall and base units, tiling to splash backs, space facility for fridge freezer, cooker and washing machine, stainless steel sink and drainer with mixer tap over, double glazed window to the side aspect and ceiling strip light point.

### Bathroom

7'1" x 6'6" (2.168 x 2.002)

With a ceiling light point, wall mounted heater, wall mounted extractor fan and three piece bathroom suite comprising bath with two taps over and wall mounted shower, wash hand basin on pedestal with two taps over, low flush WC and tiling to splash back areas.

### Bedroom One

13'9" x 9'10" (4.216 x 3.017)

From hallway doors opens into bedroom with double glazed window to the rear aspect, wall mounted electric heater and ceiling light point.

### Bedroom Two

6'11" x 11'10" (2.113 x 3.618)

With wall mounted electric heater, double glazed window to the rear aspect and ceiling light point.

### Tenure

The agent understands that the property is Leasehold subject to confirmation by a Solicitor. There is a joint Ground Rent and Service Charge of £258.84 per month. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

### Council Tax

According to the Direct Gov website the Council Tax Band for Premier Court, 100 Monyhull Hall Road, Kings Norton, Birmingham B30 3QJ is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representatives.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

### Premier Court Development

The development offers a safe and secure door entry system, 24 hour emergency response service, development Manager to keep everything running smoothly, laundry facilities with the option of outside drying area, lift facility and communal lounge.







## Floor Plan

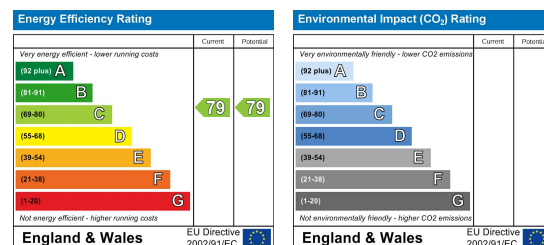
### Premier Court For illustrative purposes only, NOT to scale.



## 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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