FOR SALE

www.midlandresidential.co.uk

Flat 15, 2 Kingsbury Road

Erdington, Birmingham, B24 8QQ

Midland residential are pleased to present this two bedroom apartment positioned in a popular location of Birmingham. Being situated at a direct access route to Birmingham city centre with the M6 motorway being just a short distance away. Being set back from the road with off road parking and a designated garage space. The building offers a secure key operated entrance with intercom. This first floor apartment with no chain with an inviting entrance hall, well proportioned reception room providing access to an enclosed storeroom and an equipped kitchen. Having two well presented bedrooms and a master bathroom. The property further benefits from gas central heating and double glazed windows. Priced for a fast sale. This leasehold property has 84 years lease remaining, with an annual service charge of £1,330 and ground rent of £10 with no ground rent review date being reported by the vendor. Viewings by appointment only.

Offers In The Region Of £125,000

New Church Gardens 2 Kingsbury Road

Erdington, Birmingham, B24 8QQ

2 1 1 B

- First Floor Flat
- Garage
- Gas Central Heating (ws)
- Council Tax A
- Two Bedroom
- Communal Parking
- Double Glazed (ws)
- Family Bathroom
- 84 Year Lease Remaining
- EPC B

Approach

Having off-road parking, with a secure entrance.

Entrance Hallway

Having laminate flooring, central heating radiator, ceiling light point and doors leading thereof

Reception Room

17'2" x 10'8" (5.24 x 3.26)
Having laminate flooring, timber framed fire surround, central heating radiator, UPVC double glazed window, two ceiling light point times, mains operated smoke detector, door leading to an enclosed storeroom: with vinyl flooring, ceiling light point, mains operated smoke detector and door leading through the kitchen

Kitchen

9'3" x 6'7" (2.84 x 2.03)
Having vinyl flooring, a selection of wall and base units, with laminated work surfaces and stainless steel sink insect with mixer tap over, floor ceiling splashback wall tiles, Worcester central heating boiler, built-in mechanical extraction, UPVC double glazed window, ceiling light point, ceiling mounted heat and carbon monoxide alarm.

Bedroom 1

14'2" x 9'3" (4.32 x 2.84)
Having laminate flooring, central heating radiator, UPVC double glazed window, ceiling light point.

Bedroom 2

8'9" x 8'8" (2.68 x 2.66)
Having laminate flooring central heating radiator UPVC double glazed window to the side elevation, ceiling light point

Bathroom

Having tiled flooring in matching white bathroom suite comprising of a bath with side panel and glazed shower screen with a bath filter and shower attachment, wash hand basin with hot and cold taps over and pedal store below, low-level WC, central heating radiator, floor to ceiling wall tiles, mechanical extractor fan, ceiling light point

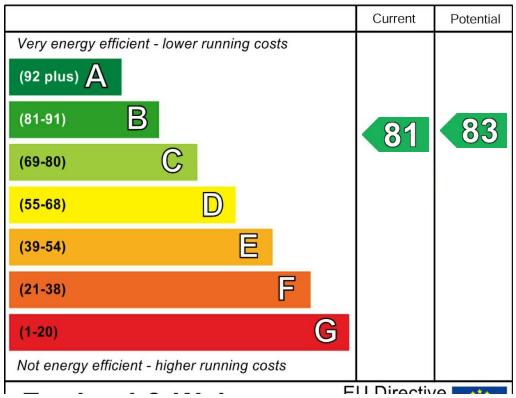
Store off Hallway

( )
Having an electric consumer unit, ceiling light point and mains operated smoke detector.

Material Information

Ask Agent for further information

Energy Efficiency Rating



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DISCLAIMER NOTICE: Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify the legal status of the property or validity of any guarantee. A buyer must assume the information is correct until it has been verified by their own solicitor. All measurements in these sales particulars are approximate and photographs are deemed representative of the property but no assumption should be made in respect of the property or locality which might not be shown. Items shown in photographs are not included unless specifically mentioned in writing with the sales particulars. A separate negotiation may be available.

Misrepresentation Act 1967: These particulars are not to be regarded as an offer or a contract. Statements about the property are without responsibility on the part of Midland Residential, or their client, nor are they to be relied on as representations of fact. The applicant should satisfy himself by inspection or otherwise as to the accuracy of the particulars. No representation or warranty about the property is given by the client or the Agents or any of their employees authorised to do so.

Tenure: We have been advised by the vendor that the property is Leasehold. The agent has not had sight of the title documents and therefore, a prospective buyer is advised to obtain verification from their solicitors.

Money Laundering Regulations: Intending purchasers will be asked to produce documentation at the offer stage. We ask for your co-operation to prevent a delay in agreeing the sale. A non refundable fee of £55.00 per person is payable at the point of the offer being accepted.

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