



Flat 71 Norfolk House

Baldwin Road, Kings Norton, B30 3LD

Offers In The Region Of £89,950



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

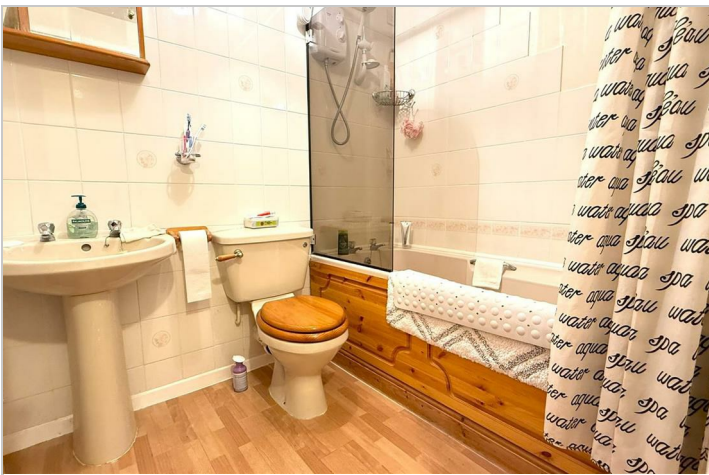
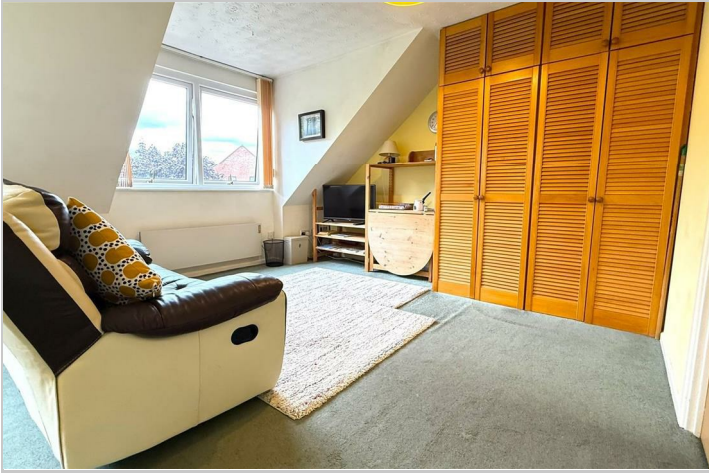
WC, bath with electric shower over and two taps over, tiling to splash back areas, wall mounted heater, extractor fan, ceiling light point and hatch providing access to fully-boarded loft with built-in ladder, lighting and considerable storage space.

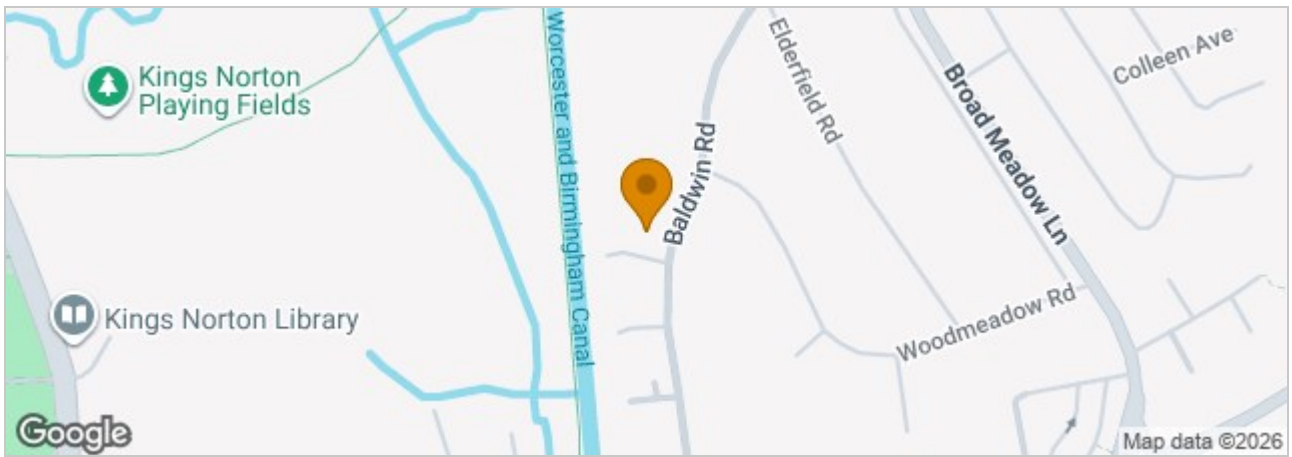
Tenure

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, £1,568.78, subject to confirmation from your legal representative.





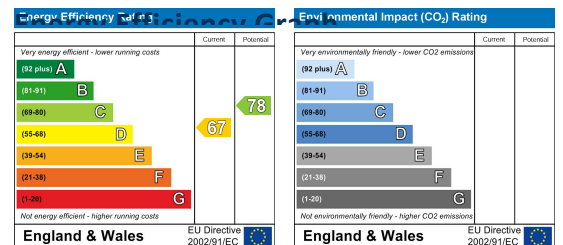
Floor Plan

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.



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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