



Flat 11 Sycamore Court 128 Middleton Hall Road

Kings Norton, Birmingham, B30 1DH

Asking Price £142,500



A SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH AN IMPRESSIVE 950-YEAR LEASE!
Ideally positioned for Cotteridge, Stirchley and Bournville, with excellent commuter links from nearby Kings Norton station and great for the local schools. Offering bright and well-proportioned accommodation including a generous living room with pleasant leafy views, fitted kitchen, two good double bedrooms and bathroom, together with attractive communal grounds and a garage in a separate block. A fantastic opportunity with plenty of scope to make your own — viewing highly recommended!



Approach

This excellent two-bedroom top-floor apartment enjoys a pleasant position within this well-maintained development and is approached through attractive communal grounds with residents' parking. The property also benefits from a particularly useful garage situated within a separate block, recently refurbished and fitted with a metal up-and-over door, providing valuable additional parking or storage space. A secure communal entrance opens into the shared hallway, with stairs rising to the top-floor landing. A hardwood front entrance door opens into:

Entrance Hallway

A welcoming and surprisingly spacious entrance hallway with tiled flooring, two ceiling light points and central heating radiator. There is an excellent amount of practical storage, including a useful storage area and separate cupboard housing the electric fuse board. Telephone intercom entry system and internal doors leading to all accommodation.

Living/Dining Room

17'02" x 9'11" (5.23m x 3.02m)

A particularly lovely feature of the apartment is this spacious and light-filled living/dining room. Two large picture-style double-glazed windows create a bright and airy feel, while the generous proportions provide ample space for both comfortable seating and a dining area. With two ceiling light points and central heating radiator.

U-Shaped Kitchen

9'06" x 6'11" (2.90m x 2.11m)

A well-proportioned U-shaped kitchen offering an excellent range of matching wall and base units with roll-edge work surfaces and stainless steel sink and drainer with mixer tap. A double-glazed window provides plenty of natural light, while appliances include an integrated Bosch oven and four-ring Electrolux hob with extractor over. There is space for a fridge/freezer, dishwasher and washing machine, together with a wall-mounted Worcester Bosch combination boiler, tiled walls and flooring and ceiling light point.

Bedroom One

9'08" x 13'11" (2.95m x 4.24m)

A superbly proportioned main double bedroom with a large picture-style double-glazed window providing plenty of natural light, central heating radiator and ceiling light point.

Bedroom Two

13'11" x 8'03" (4.24m x 2.51m)

Another excellent-sized bedroom, comfortably accommodating a double bed and also offering flexibility as a guest room or generous home office if required. With double-glazed window, central heating radiator and ceiling light point.

Bathroom

6' x 5'06" (1.83m x 1.68m)

A well-appointed bathroom fitted with a panelled bath with mixer tap and mains-powered shower over, pedestal wash hand basin with mixer tap and low-flush WC. Finished with tiled flooring, ceiling light point and wall-mounted extractor fan.

Communal Ground

The apartment sits within attractive and well-maintained communal grounds, with established lawns, mature trees and shrubs creating a pleasant leafy setting. There is communal residents' parking together with the property's own garage located within a separate block – an increasingly valuable addition providing excellent parking or storage.

LEASE & SERVICE CHARGE INFORMATION

SERVICE CHARGE IS £1080 PER ANNUM.

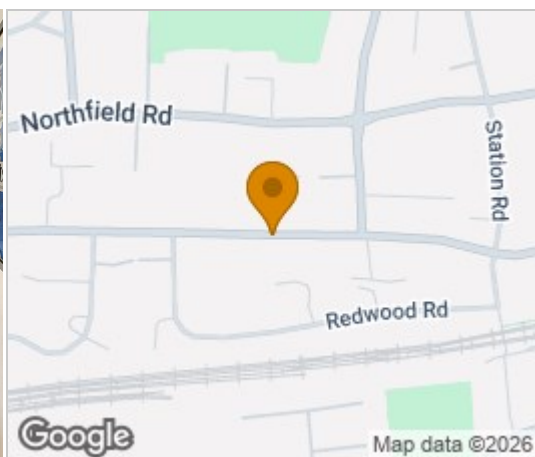
Lease Start Date 17/05/2021

Lease End Date 25/03/2981

Lease Term 999 years from 25 March 1982

Lease Term Remaining 955 years





Floor Plan

Ground Floor

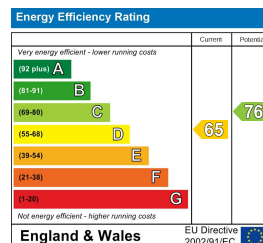
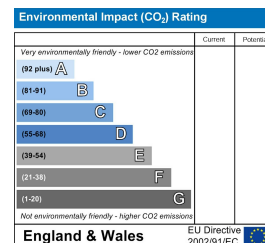


NOT to Scale
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Rice Chamberlains.
Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 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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