Bloore King & Kavanagh
Sales & Lettings

61 Century Way

West Midlands, B63 2TQ

Offers Over £140,000

Communal Entrance
Ground floor entry with stairs leading to first floor accommodation, where 61 Century Flat is located. Post box facilities on the ground floor along with communal cupboard housing electric meters.

Entrance Hall
Carpeted throughout. Built in store cupboard housing consumer unit. Security intercom system installed. Doors to both bedrooms, lounge/kitchen and bathroom.

Open Plan Lounge/Fitted Kitchen
5.10m x 5.58m (16'8" x 18'3")
Lounge area - French doors with Juliette balcony to front. Tv point. Carpeted throughout.
Kitchen area - Window to side. Good range of eye and low level units incorporating: stainless steel sink and drainer, integrated oven and grill, electric hob with extractor over, plumbing for a freestanding washing machine and recess for a tall freestanding fridge freezer. Housing boiler in cupboard on rear wall. Partly tiled walls and vinyl flooring.

Master Bedroom
3.63m x 2.64m (11'10" x 8'7")
Window to front and radiator. Door into:

En-suite Shower Room
1.65m x 2.20m (5'4" x 7'2")
Three piece suite comprising: Shower cubicle with electric shower, pedestal wash hand basin and low level WC. Partly tiled walls and vinyl flooring.

Bedroom Two
3.58m x 2.56m (11'8" x 8'4")
Window and radiator.

Bathroom
1.54m x 2.84m (5'0" x 9'3")
Three piece suite comprising: paneled bath, pedestal wash hand basin and low level WC. Extractor fan. Partly tiled walls and vinyl flooring.

External Aspect
Allocated parking space and additional visitors spaces. Communal bin store situated in the central of the allocated car park. Communal gardens surround the rear and side of the building.

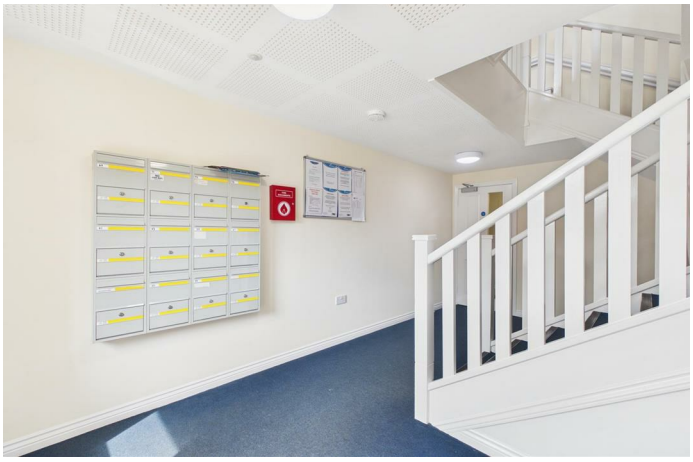
Lease Information
-106 years remaining on the lease.
-£300.00 - Annual ground rent.
-£1,004.18 - Annual service charge.

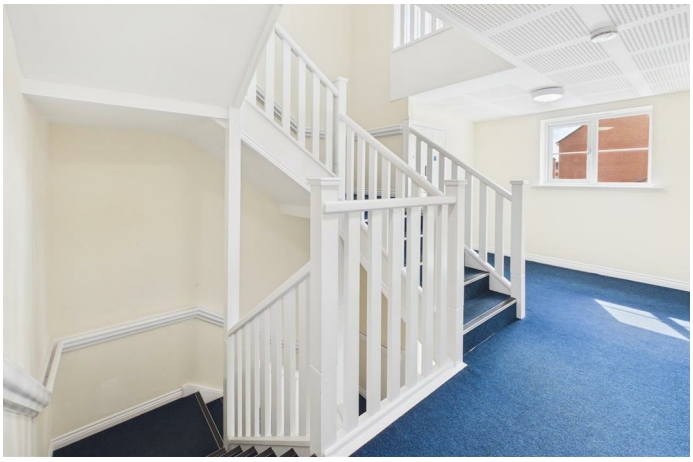
Leasehold

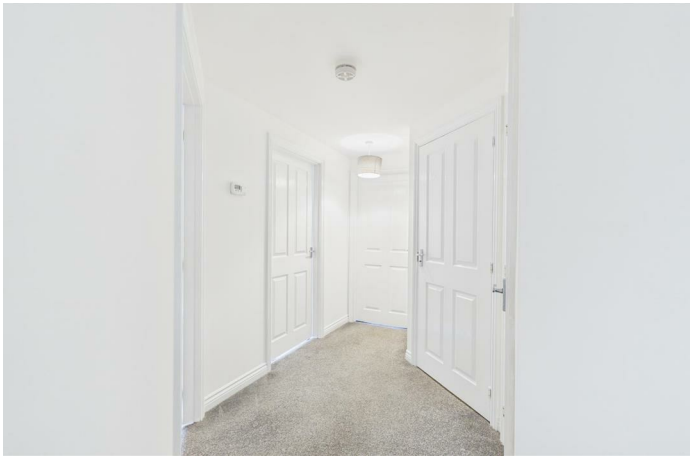
We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

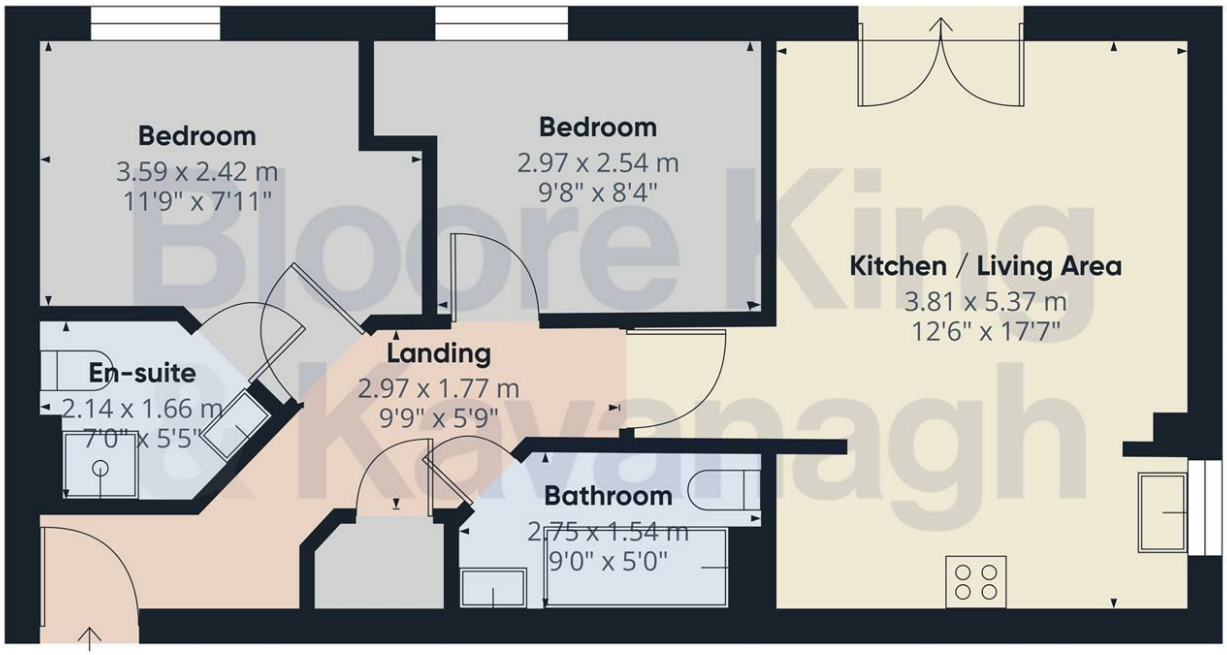
Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.









Approximate total area(1)
54.4 m²
586 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements