

FOR SALE

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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 an inviting entrance hall, well proportioned reception room providing access to an enclosed storeroom and an equipped kitchen with an washing machine and tumble dryer. Having two well presented bedrooms and a master bathroom. The property further benefits from gas central heating and double glazed windows. . Viewings by appointment only.

EPC:B

COUNCIL TAX:A

ANNUAL INCOME:£29,850

£995 Per Calendar Month

New Church Gardens 2 Kingsbury Road

Erdington, Birmingham, B24 8QQ



- 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 inset 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

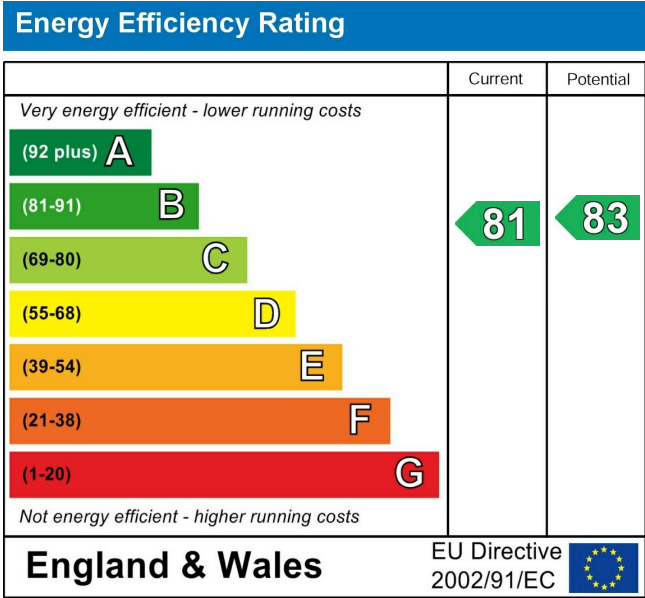
Store off Hallway

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

Material Information

Ask Agent for further information





Property Particulars. These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by Midland Residential. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by Midland Residential. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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