



## 41 Premier Court 100 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QJ

Offers In The Region Of £100,000



### **\*Two-Bedroom Retirement Apartment in Kings Norton – A Prime Location for Over 55s\***

This spacious top-floor, two-bedroom apartment is situated in a sought-after retirement development in the heart of Kings Norton. Perfectly designed for residents aged 55 and over, this property combines comfort and convenience with an unbeatable location offering excellent access to nearby areas such as Kings Norton Green, Bournville, Kings Heath, Moseley, and beyond. The flat offers: hallway with lots of storage, living room, kitchen, two bedrooms, and a shower room. Additional benefits include storage heating, double glazing, and access to superb communal amenities, including a residents' lounge and beautifully maintained gardens – perfect for socializing or relaxing outdoors. To arrange a viewing for this property, please contact our Kings Norton Office.



#### **Approach**

This second floor two bedroom retirement apartment is approached via a secure front entry door opening into:

#### **Communal Hallway**

With house managers office and stairs giving rise to the second floor accommodation with front entry door opening into:

#### **Hallway**

With ceiling light point, loft access point, emergency pull cord, wall mounted electric storage heater, door opening into useful storage cupboard, further useful storage cupboard, further cupboard housing the water tank and doors opening into:

#### **Living Room**

11'6" x 15'5" (3.520 x 4.709)

With double glazed window to the front aspect, wall mounted feature fireplace, emergency pull cord, ceiling light point with ceiling mounted fan, wall mounted electric storage heater and double doors opens into:

#### **Kitchen**

11'7" x 6'10" (3.545 x 2.084)

With tiled flooring, ceiling light point, ceiling strip light point, a selection of matching wall and base units, stainless steel sink and drainer with mixer tap over, tiling to splash back areas, space facility for fridge freezer, space facility for an oven, space facility for washing machine, emergency pull cord and ceiling mounted extractor fan.

#### **Bedroom One**

13'6" x 9'10" (4.130 x 3.012)

With wall mounted electric heater, ceiling light point,

emergency pull cord and double glazed window to the front aspect.

#### **Bedroom Two**

6'10" x 11'8" (2.105 x 3.566)

With ceiling light point, emergency pull cord, double glazed window to the front aspect and wall mounted electric heater.

#### **Shower Room**

7'1" x 6'4" (2.163 x 1.943)

With low flush push button WC, wash hand basin on pedestal with two taps over, walk-in shower cubicle with wall mounted shower over, ceiling mounted extractor fan, emergency pull cord, ceiling light point and tiling to walls.

#### **Premier Court Development**

The development offers a safe and secure door entry system, 24 hour emergency response service, development Manager to keep everything running smoothly, laundry facilities with the option of outside drying area, lift facility and communal lounge.

#### **Council Tax**

According to the Direct Govwebsite the Council Tax band for Premier Court, Kings Norton, Birmingham. B30 3QJ is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.

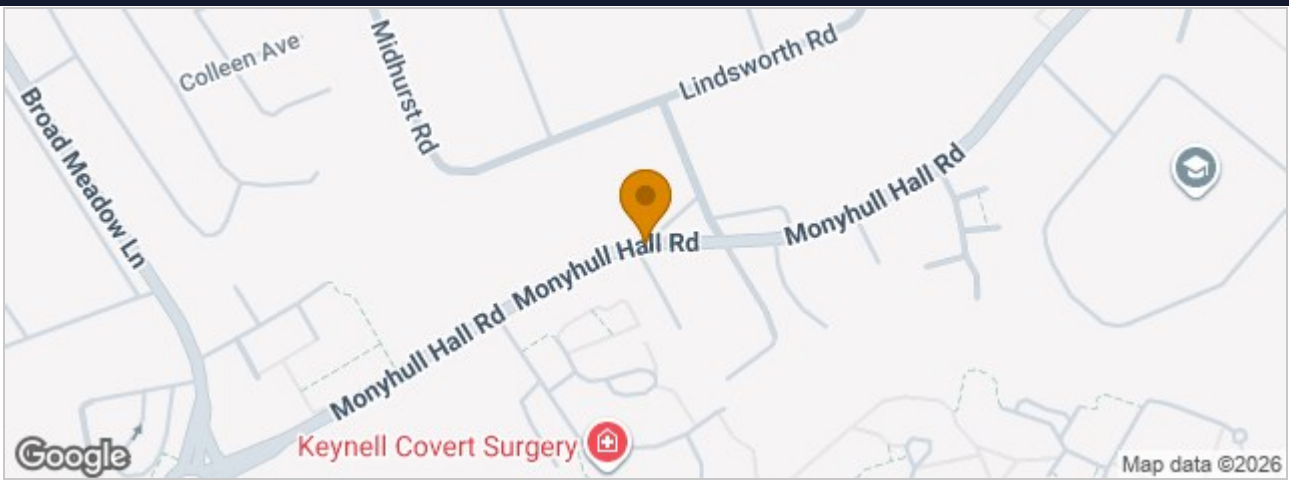
Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

#### **Tenure**

The agent understands that the property is Leasehold with 153 years remaining subject to Solicitors confirmation with service charges and ground rent to be confirmed. However, we have not inspected or verified the legal

title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





## Floor Plan



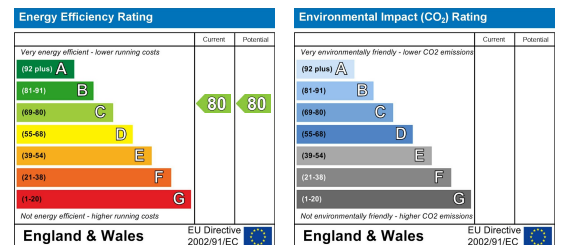
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## 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.

## 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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