



16 Stonecrop Close

Kings Norton, Birmingham, B38 9QS

Offers Over £100,000



****ONE BEDROOM FIRST FLOOR MAISONETTE WITH NO UPWARD CHAIN!!**** We are delighted to offer to the market this one bedroom maisonette in Kings Norton, within close proximity of all local amenities located on Kings Norton Green and transport links, including motorway links and Kings Norton Train Station. The property accommodation briefly comprises, entrance hallway with stairs rising to the first floor, lots of useful storage areas, living room, kitchen, bedroom with inbuilt storage and bathroom. The property further benefits from gas central heating, double glazing, an allocated parking space and no upward chain. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.

Approach

The property is approached via a front entry door opening into inner lobby area with doors opening into useful storage area with meters and further front entry door opening into:

Entrance Way

With stairs giving rise to the first floor accommodation with central heating radiator, ceiling light point and rising to the hallway.

Hall

With ceiling light point, loft access point, double glazed window to the front aspect, door opening into storage cupboard with central heating boiler, two further storage cupboards and further doors opening into

Living Room

16'1" x 9'7" (4.927 x 2.946)

With two double glazed windows to the rear aspect, double glazed window to the front aspect, central heating radiator and two ceiling light point.

Kitchen

7'11" max x 9'6" max (2.415 max x 2.919 max)

With a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, tiling to splash backs, space facilities for washing machine, fridge freezer, dishwasher and gas cooker, double glazed window to the rear aspect, ceiling spotlight points and wall mounted heater.

Bathroom

4'11" x 8'9" (1.509 x 2.684)

With a p-shaped bath with mains powered shower and mixer tap over, wash hand basin on pedestal with mixer tap over, low flush push button WC, obscured double glazed window to the rear aspect, tiling to walls, ceiling spotlight points and central heating radiator.

Bedroom

12'7" max x 10'11" max (3.854 max x 3.351 max)

With double glazed window to the rear aspect, in-built wardrobes, in-built seated storage, further walk-in storage cupboard currently utilised as a wardrobe, central heating radiator and ceiling light point.

Outside

Allocated parking space.

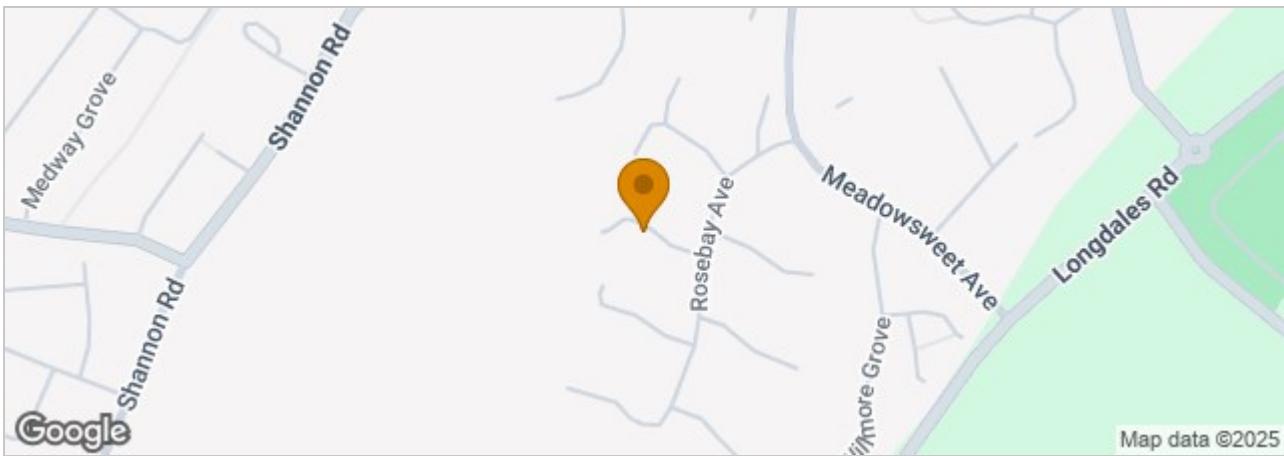
Tenure

We believe the property is Leasehold with 107 years remaining subject to Solicitors confirmation with service charges and ground rent to be confirmed.

Council Tax

According to the Direct Gov website the Council Tax band for Stonecrop Close Kings Norton, Birmingham, West Midlands, B38 9QS is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.





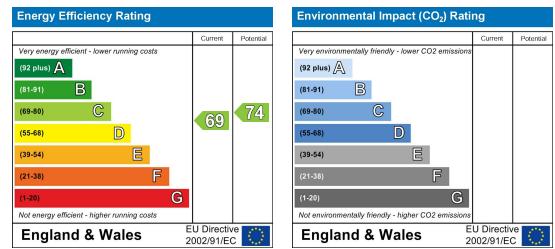
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation 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.

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.