



## 5 Kings Close

Kings Norton, Birmingham, B30 3AR

Offers In The Region Of £175,000





**\*FIRST FLOOR TWO BEDROOM APARTMENT!\*** Offering two bedroom apartment in walking distance to Kings Norton Green, which is being offered with no onward chain! Ideally located in this well sought after development just off Wharf Road which gives great access to all of the nearby places of interest including Kings Norton's historic village green, local schools, local parks, canal walks, nearby train and motorway network links and also handily placed for Cotteridge, Stirchley and Kings Heath's amenities. The property also has the benefit of double glazing, central heating, allocated parking and with the further accommodation comprising; open plan living room and kitchen, two bedrooms and bathroom. EPC Rating: B. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!



### Approach

With a double glazed front entry door opens into:

### Inner Hallway

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

### Open Plan Living Kitchen

11'8" x 17'7" (3.575 x 5.379)

With ceiling light point, double glazed window to the side aspect, central heating radiator, laminate wood effect floor covering and kitchen area with central heating radiator, continued laminate wood effect floor covering, ceiling light point, a selection of matching wall and base units with work surfaces over, integrated oven, four ring burner gas hob with extractor over, stainless steel one and a half bowl sink and drainer with hot and cold mixer tap, space facility for washing machine, tiling to splash back areas and door opens into:

### Bedroom

17'8" x 8'5" (5.400 x 2.574)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, loft access point and cupboard housing the central heating radiator.

### Inner Hallway

With a storage cupboard and further doors opening into:

### Bathroom

7'4" x 5'9" (2.249 x 1.759)

With low flush push button WC, central heating radiator, wash hand basin on pedestal with two taps over, bath with two tap over and mains powered

shower over, ceiling light point, ceiling mounted extractor fan and tiling to splash back areas.

### Bedroom

12'10" x 10'9" (3.924 x 3.283)

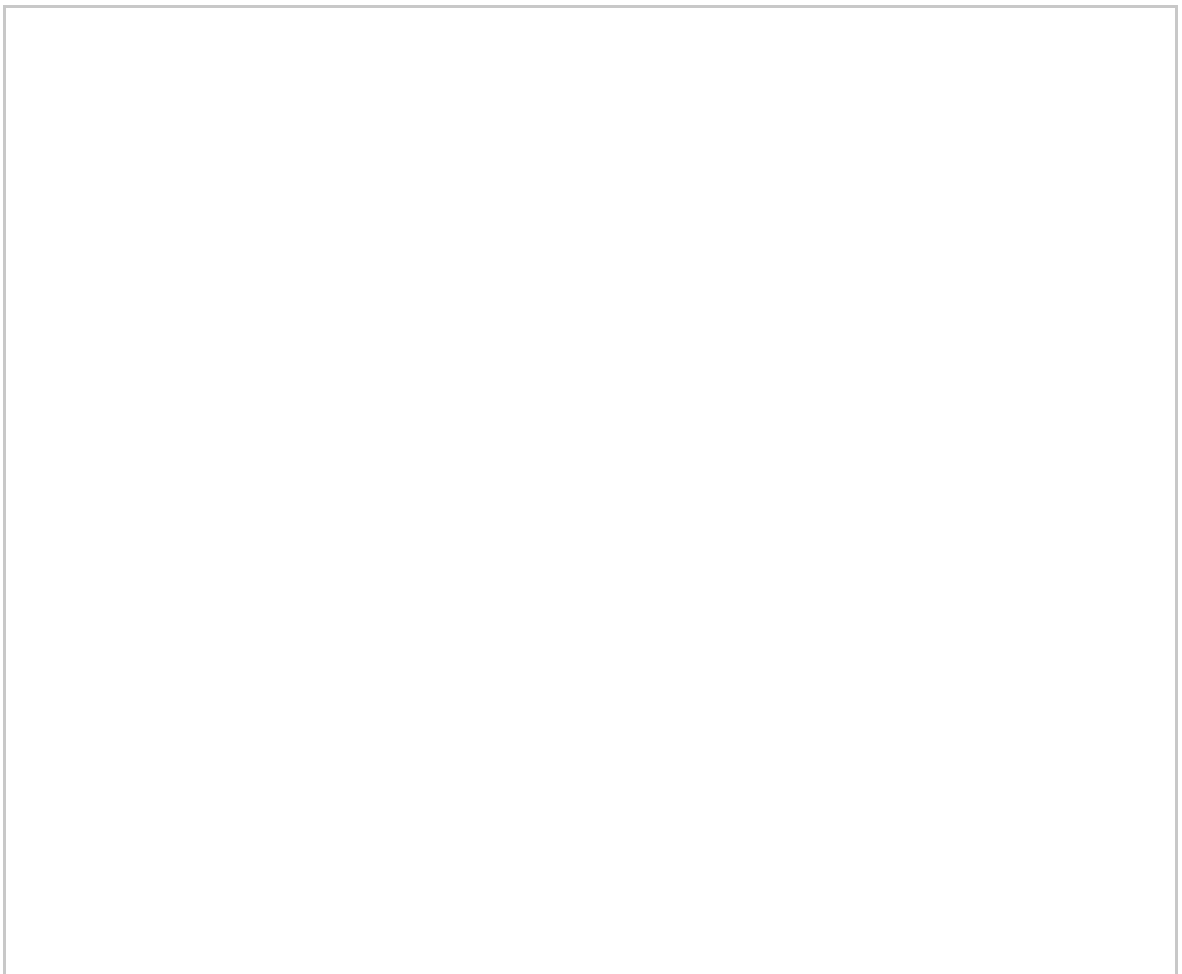
With double glazed window to the rear aspect, central heating radiator and ceiling light point.

### Council Tax

According to the Direct Gov website the Council Tax Band for 5 kings close, kings Norton, Birmingham. B30 3AR is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.

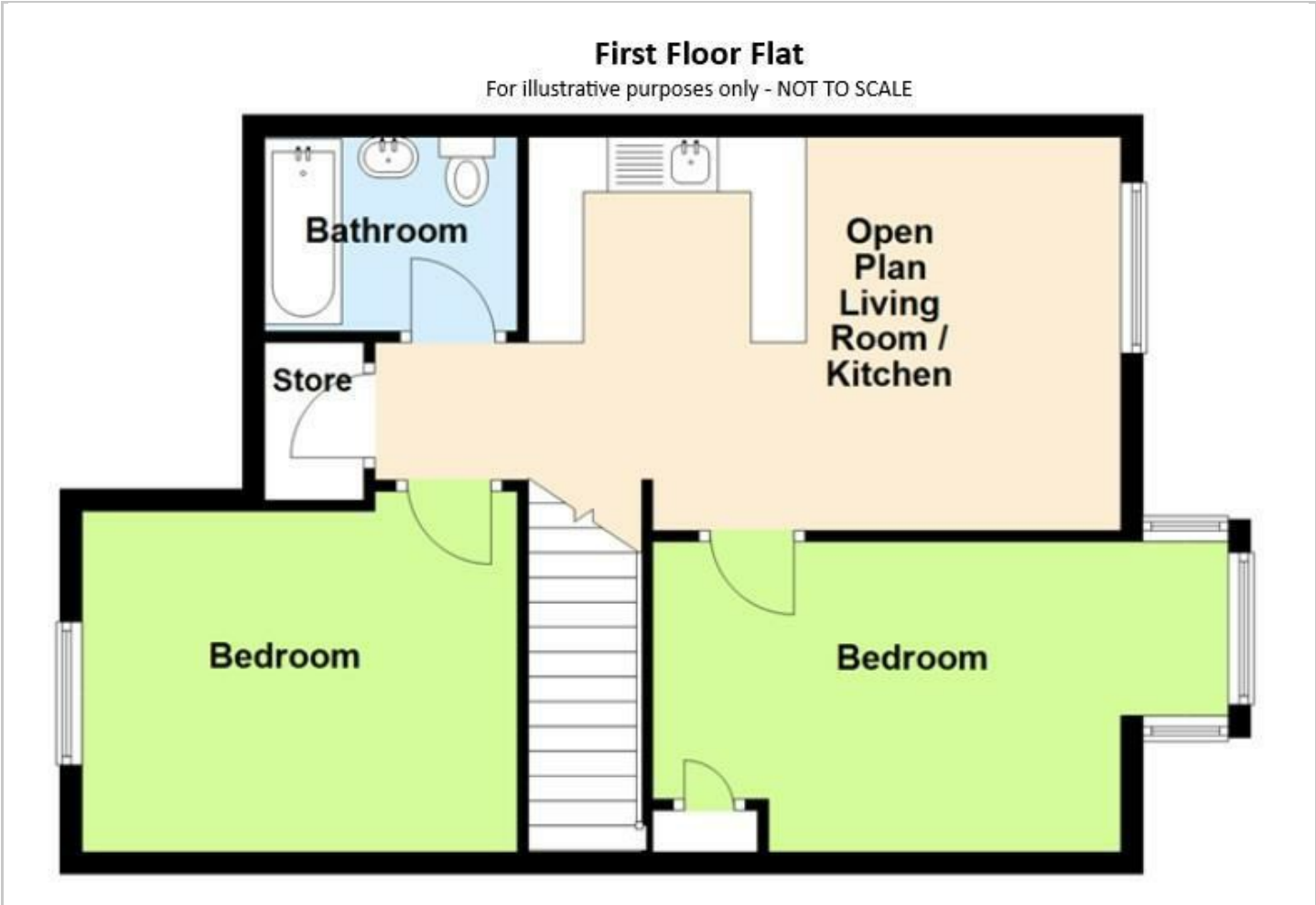
### Tenure

We have been informed by our vendors the property will be a Share of Freehold on completion and that the lease term will be 999 years, the ground rent and service charges are to be confirmed (subject to confirmation from your legal representative).





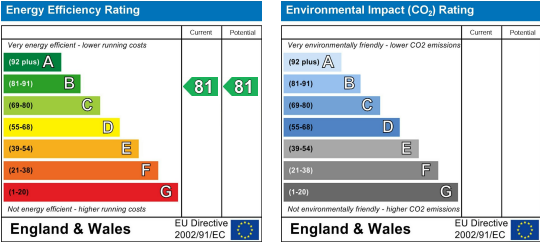
## Floor Plan



## 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.