



£950

1 Kings Close, Kings Norton, Birmingham, West Midlands, B30 3AR



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**\*GROUND FLOOR TWO BEDROOM APARTMENT!\*** Offering two bedroom apartment in walking distance to Kings Norton Green. 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: C. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team!

## Approach

With an allocated paring space and pathway leads to front entry door opening into;

## Living/kitchen area

17'7" (max) x 11'8" (max) (5.38 (max) x 3.57 (max) )  
With three ceiling light point, two central heating radiators, laminate wood flooring and double glazed window. Kitchen is fitted with wall and base units with work surfaces over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, space for washing machine, built-in cooker with four ring burner gas hob with extractor over, tiling to splash backs and then doors opening into:

## Bedroom One

8'5" (max) x 17'7" (max) (2.58 (max) x 5.38 (max) )  
With three double glazed windows, central heating radiator, built in storage cupboard and ceiling light point,

## Bedroom Two

10'8" (max) x 12'9" (max) (3.27 (max) x 3.91 (max))  
With ceiling light point, central eating radiator and double glazed window.

## Bathroom

7'4" x 5'8" (2.25 x 1.75)  
With a three piece bathroom suite comprising, push button low flush W, sink on pedestal with two taps over, panel bath with two taps over and shower

attachment above, tiling to splash backs, ceiling light point, ceiling extractor fan and central heating radiator.

## Council Tax

According to the Direct Gov website the Council Tax Band for 1 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).

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

