Rice Chamberlains
ESTATE AGENTS LLP



43 St Patricks Close, Livingstone Road

Kings Heath, Birmingham, B14 6DP

Offers Over £125,000

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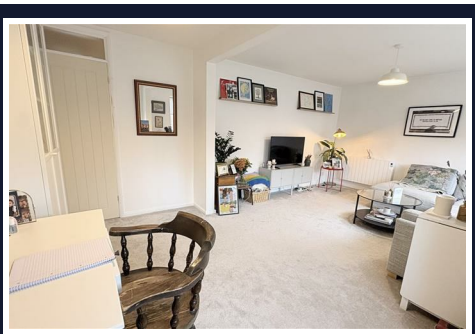
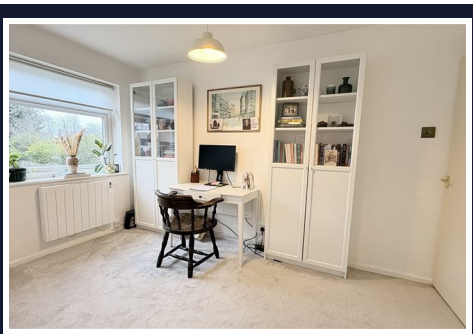
***BEAUTIFUL ONE BEDROOM APARTMENT* Nestled in the charming area of St Patricks Close, Kings Heath, this delightful one-bedroom apartment offers an ideal opportunity for first-time buyers seeking a comfortable and stylish home, individuals down-sizing, as well as investors looking to add to their portfolio. Situated on the first floor, the property boasts an abundance of natural light, enhanced by double glazing throughout and electric heating.**

Its well-proportioned layout allows for easy movement and functionality, making it an excellent choice for those looking to establish their own space. The surrounding area is known for its friendly community and local amenities, great transport links, close to the Kings Heath train station and Pineapple Station, due to open soon, ensuring that everything you need is within easy reach.

This stunning apartment is not just a place to live; it is a wonderful opportunity to invest in your future. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. Energy Efficiency Rating D.







Approach
The property is approached via a front entry door giving access into:

Hallway
With parquet effect lino to flooring, ceiling light point and doors opening into:

Living Room
18'5" x 11'10" (5.63 x 3.63)
With two ceiling light points, two wall mounted electric radiators, two double glazed windows to the rear aspect and feature archways.

Kitchen
11'4" x 8'6" (3.47 x 2.61)
With continued parquet lino to flooring, ceiling light point, tiling to walls and splash backs, space for fridge freezer, cooker and washing machine, a selection of wall and base units with marble effect work surfaces over and double glazed window to the rear aspect.

Bedroom
8'10" x 15'0" (2.71 x 4.58)
With ceiling light point, wall mounted electric radiator and double glazed window to the front aspect.

Bathroom
5'4" x 11'10" (1.64 x 3.61)
With continued parquet style flooring, tiling to walls, low flush WC, wash hand basin on pedestal with hot and cold taps, panel bath with hot and cold taps and mains powered shower over, wall mounted electric radiator, door opening into storage cupboard housing the water tank. ceiling light point and double glazed opaque window to the front aspect.

Garage (Not inspected)
With metal up and over door in separate block.

Garage
With communal gardens and parking.

Tenure
We have been informed by our vendors the property is a Share of Freehold under a Leasehold title and that the lease term remaining is approximately 940 years, the ground rent is a peppercorn amount. the service charges are approximately £1,320.00 per annum (subject to confirmation from your legal representative).

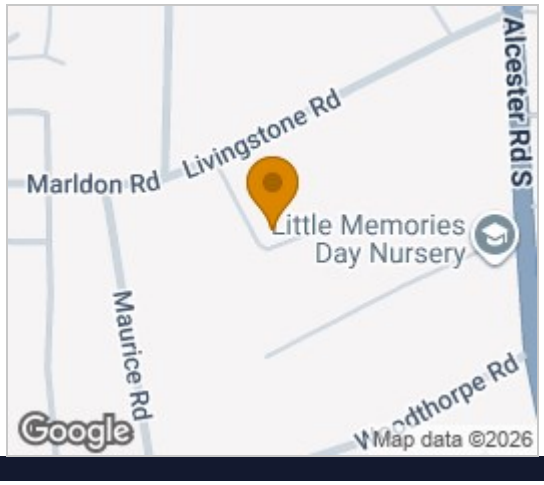
Council Tax Band
According to the Direct Gov website the Council Tax Band for 43 St Patricks Close, B14 6DP, is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.











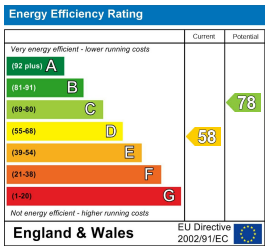
Floor Plan

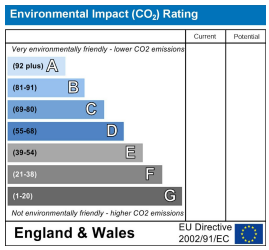


Viewing

Please contact our Moseley Office on 0121 442 4040 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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