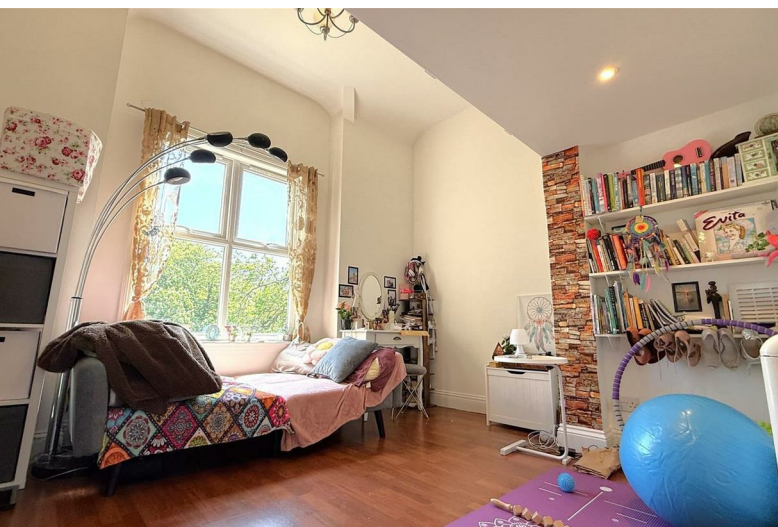




## Flat 5 Naden Green 74-76 Middleton Hall Road

Kings Norton, Birmingham, B30 1DG

Auction Guide £40,000





**\*Lovely 1st Floor Mezzanine Studio – Bournville/Cotteridge!\***

Set within a charming period building on the corner of Middleton Hall Road and Station Road, this bright and airy first-floor studio flat offers an excellent opportunity for first-time buyers or buy-to-let investors. Perfectly positioned for local amenities in Cotteridge, Stirchley, and Bournville, and just a short walk to Kings Norton train station, the location is ideal for commuters.

**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

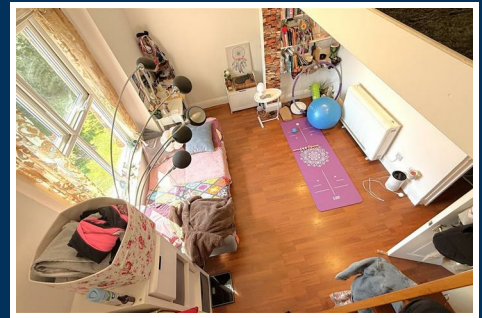
Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



**Approach**

From the rear parking areas or front of the building lovely leafy grounds with a varied selection of mature lawns, hedgerows and flowered shrubs to borders leads to a hardwood communal front entry door with stairs to the first floor with communal door opening into:

**Communal Hallway**

With hardwood front entry door opening into:

**Hallway**

With ceiling light point, wall mounted electric fuse box, telephone intercom system, laminate wood effect floor covering and internal door opening into:

**Kitchen**

8'2" x 6'8" (2.5 x 2.04)

With double glazed window to the rear, ceiling light point, inset electric hob with in-built oven and extractor over, space facility for fridge freezer, further space facility for washing machine, stainless steel sink and drainer with hot

and cold tap, wall mounted electric radiator, tiling to splash backs and tile effect floor covering.

**Bathroom**

4'8" x 6'9" (1.44 x 2.07)

With a modern wash hand basin with hot and cold mixer tap on vanity unit, panel bath with hot and cold mixer with Triton electric shower over, frosted double glazed window to the rear aspect, louvre door opening into airing cupboard housing hot water tank, wall mounted electric heated towel rail, push button low flush WC, tiled floor covering and ceiling light point.

**Mezzanine Living and Sleeping Area**

14'0" x 11'1" (4.28 x 3.39)

With double glazed window to the front aspect, ceiling light point, laminate wood effect floor covering, floor mounted Economy 7 heater, recessed spots to ceiling and space saver staircase gives rise to sleeping/storage area and also double opening louvre doors opening into storage cupboard in the living area,

### Tenure

Our vendors have informed us this property is leasehold with 90 Years remaining. Annual Service Charge for 2025 - £2693 - Ground Rent - £90

Principle Estate Management  
Waterglen Limited.

This is all subject to confirmation from a legal representative.

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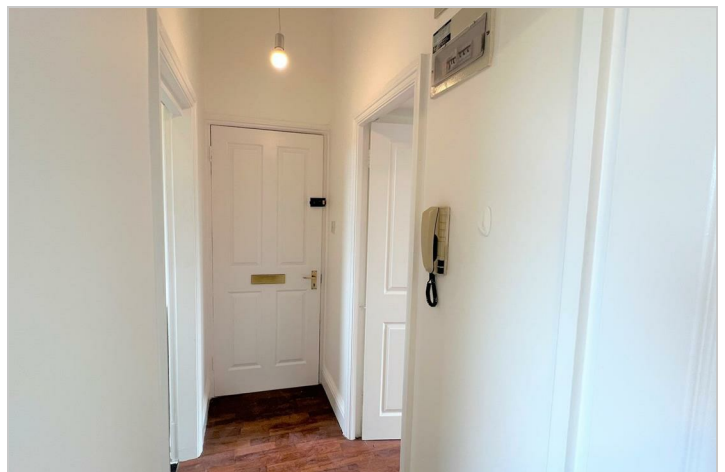
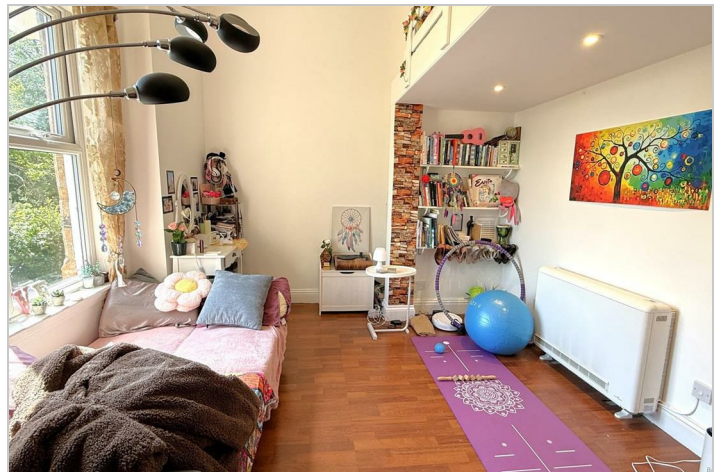
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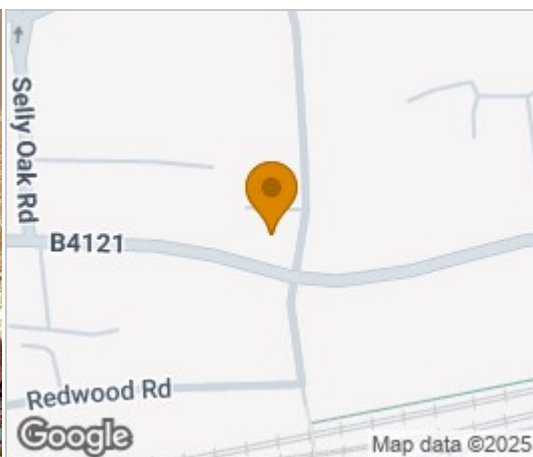
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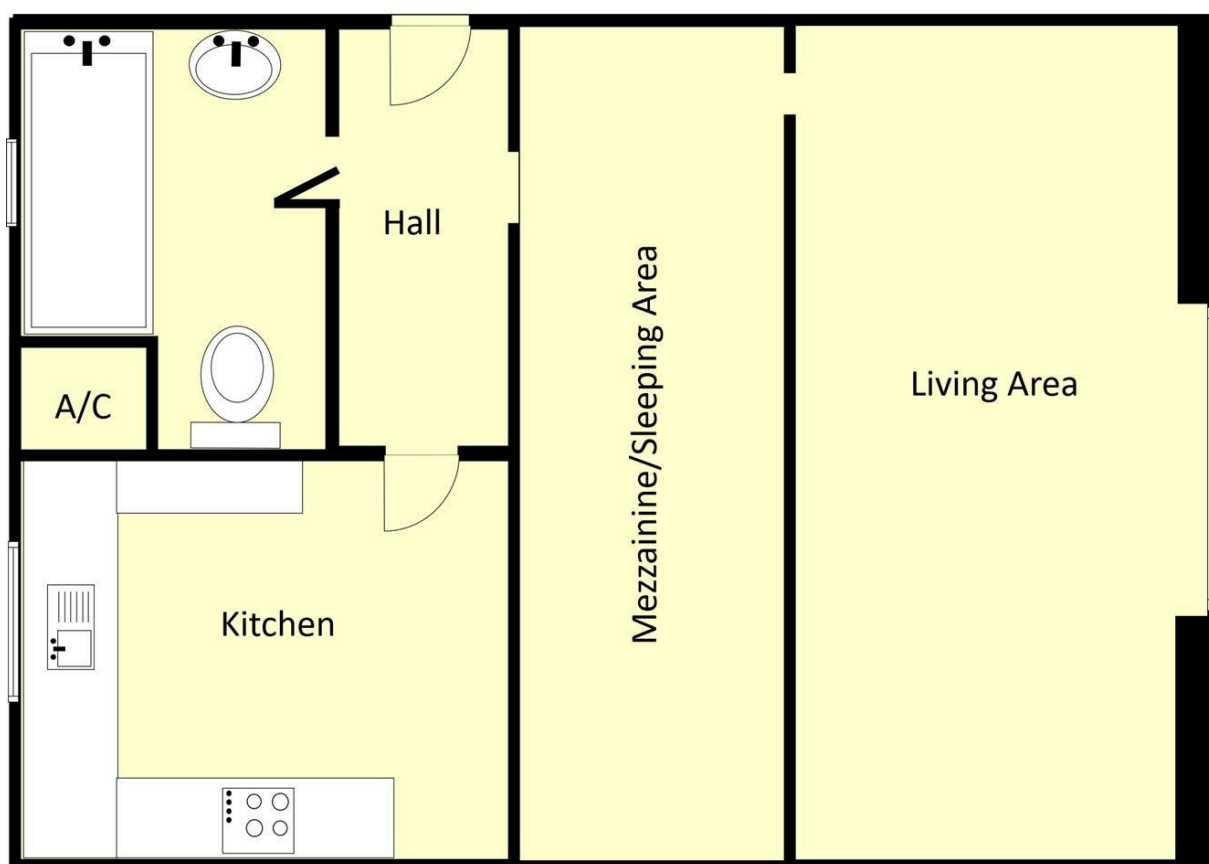






## Floor Plan

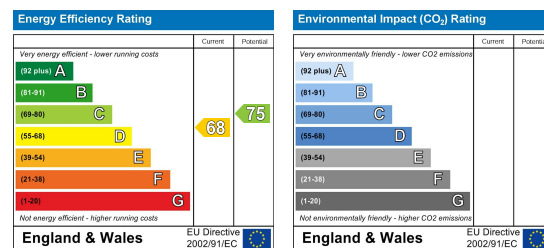
### Naden Green For Illustrative purposes only, NOT to scale.



## Viewing

Please contact our Bournville Office on 0121 458 1123 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.