

**A BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR
APARTMENT IN A POPULAR LOCATION**



**13 WOODLEIGH COURT
REDDITCH ROAD
KINGS NORTON
BIRMINGHAM B38 8QY**

- Convenient location with easy transport links
- Double glazing
- Modern kitchen and bathroom
- Two double bedrooms
- Communal grounds and allocated covered parking space

Offers around £130,000 stc

An excellent spacious two bedroom first floor apartment situated in a popular location set back from the Redditch Road in pleasant grounds, close to local shops and within easy reach to historic Kings Norton Green. The flat has the benefit of an extended lease and underblock parking space.

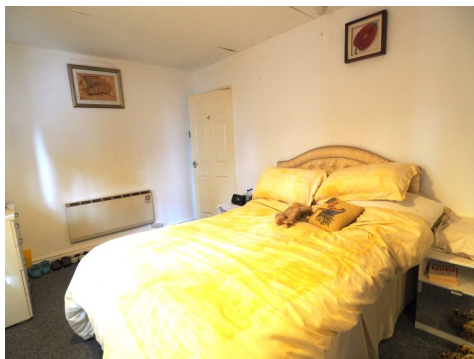
THE ACCOMMODATION COMPRISES

The apartment is approached via a secure entry door with stairs leading to the first floor and the apartment **ENTRANCE HALL** with doors to the kitchen and lounge and Useful Cloaks cupboard and entryphone handset.

KITCHEN 8' 4" x 7' 4" fitted with a range of wood faced base and wall units with light worktops, inset single drainer polycarbonate sink, built in 'Homark' oven, 4 ring electric hob with cooker hood over, appliance space and plumbing for washing machine, tiled splashbacks, upvc double glazed window overlooking the grounds with venetian blind.



SPACIOUS LOUNGE 14' 11" x 12' 5" a bright and spacious living room with almost full width upvc double glazed windows to the side with views to the grounds and venetian blinds, dado rail, fitted fire surround with electric fire, deep storage cupboard leading off and door to the inner hallway.



INNER HALL with doors off to the two bedrooms and bathroom

BEDROOM 1 14' 8" x 8' 11" a main bedroom with electric panel heater and upvc double glazed window with venetian blind.

BEDROOM 2 10' 9" x 8' 11" a second bedroom with electric panel heater, upvc double glazed window with venetian blind and built in bookshelves.



MODERN HALF TILED BATHROOM/ W.C. comprising of a white suite of panel bath with 'Triton' electric shower over, glass shower screen and full height tiling in the shower area, pedestal wash hand basin and low level WC, electric heated towel rail, upvc double glazed window with obscure glass and venetian blind. Airing Cupboard.



OUTSIDE

PARKING an allocated undercover parking space in one of the bays set beneath the building.

COMMUNAL GROUNDS The apartment is set in the rear of the block away from the Redditch Road with lawned grounds, visitor parking and mature trees.

GENERAL INFORMATION

- TENURE** We are informed the property is Leasehold with an unexpired term of 129 years.
The service charge payable currently of £2,000 per annum (subject to confirmation) and ground rent of £120 per annum (reviewed every 20 years)
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- EPC Rating** 'E44'
- Council Tax** Band 'A' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.