

**AN EXCELLENT 2 BEDROOM GROUND FLOOR APARTMENT OFFERING
BRIGHT SPACIOUS ACCOMMODATION**



**APARTMENT 2
87 BRANDWOOD CRESCENT
KINGS NORTON
BIRMINGHAM B30 3QQ**

- Convenient location with easy access to Kings Norton and Kings Heath
- Dual aspect lounge and open plan fitted kitchen
- Two good bedrooms
- Luxury fully tiled shower room
- Allocated parking space

Offers Around £165,000

An excellent ground floor two bedroom flat on this popular modern development within easy reach of local facilities at both Kings Norton and Kings Heath centres. This pleasant home has double glazing giving plenty of natural light and radiator gas central heating. The accommodation includes spacious lounge with fitted kitchen leading off, 2 good size bedrooms and re-fitted fully tiled shower room. The flat has an allocated parking space included.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE with a security entry phone system.

ENTRANCE HALL with the entry phone handset, radiator, wood effect flooring, Cloaks Cupboard and further storage cupboard off and doors to living room, bedrooms and shower room.

BRIGHT SPACIOUS LIVING ROOM 15' 3" x 15' 2" (plus door recess) a delightful living room enjoying a dual aspect with double glazed windows to the front and side, two double radiators and an open plan opening to the kitchen area.



KITCHEN 8' 10" x 8' 0" fitted with a range of floor, wall and drawer units with light wood fascias and black work surfaces over with upstand, inset one and half bowl stainless steel sink, 4 ring gas hob, electric under oven, stainless steel splashback and cooked hood over, appliance space, wall mounted 'Glow-worm' gas combi central heating boiler and double glazed window to the rear.



BEDROOM 1 11' 11" x 9' 2" a double main bedroom with radiator and double glazed window to front.

BEDROOM 2 9' 5" x 8' 11" with a radiator and double glazed window to the rear.

LUXURY FULLY TILED SHOWER ROOM with a deep 'walk in' shower and thermostatic mixer shower with 'rainfall' head, circular wash basin set on a wooden topped vanity unit and WC. Chrome 'ladder style' heater and recessed ceiling spotlighting.



OUTSIDE

PARKING AREA accessed via an opening into a courtyard at the rear with allocated parking space.

GENERAL INFORMATION

TENURE We are informed the property is Leasehold with approx. 129 years unexpired and subject to a ground rent of £75 per quarter. There is a service charge payable for the upkeep of the grounds, external maintenance, maintenance of internal common areas and building insurance. We understand that the current payment is around £174 per month.

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating C77

COUNCIL TAX Band 'B' (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.