

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



**APARTMENT 4  
5 EARLSWOOD ROAD  
KINGS NORTON  
BIRMINGHAM B30 3QZ**

- Convenient location easy access to Kings Norton and Kings Heath
- Bright spacious lounge
- Modern fitted kitchen off the lounge
- Two good bedrooms
- Bathroom /WC
- Security gated parking with allocated space

**Offers Around £148,500**

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 with a striking hexagonal layout in the living room. The accommodation includes lounge, fitted kitchen, 2 good size bedrooms and bathroom/ W.C. The flat has an allocated parking space included in the secured parking area.

### THE ACCOMMODATION COMPRISES

**COMMUNAL ENTRANCE** with a security entry front door.

Doors to the ground floor flats and stairs to the upper floors.

Front door opens to

**ENTRANCE LOBBY** with inner door to the hall.

**ENTRANCE HALL** with an entry phone handset, radiator, useful Store Cupboard and doors to bathroom, bedrooms and lounge.

**BRIGHT SPACIOUS LIVING ROOM 18' 6" x 12' 6" (max.)** with the one end formed in an hexagonal shape with three double glazed windows forming a wide bay window style feeling, double radiator, further double glazed window and wide opening to the kitchen.



**KITCHEN 8' 9" x 8' 9"** fitted with a range of floor, wall and drawer units with dark fascias and complimentary work surfaces, inset single drainer stainless steel sink, space and plumbing for washing machine, inset 'Karinear' induction hob, cooker hood over, 'Bush' under oven, radiator at the entrance, tiled floor, tiled splashbacks and double glazed window to the front.

**BEDROOM 1 13' 0" x 8' 8"** a double main bedroom with double glazed window to the rear, fitted corner wardrobes, radiator.

**BEDROOM 2 9' 6" x 7' 4"** with a double glazed window to rear aspect and radiator.

**MODERN BATHROOM** with a white suite comprising panelled bath with thermostatic mixer shower, shower screen, pedestal wash basin, low level WC. , extractor fan, radiator and double glazed window with obscure glass.



## OUTSIDE

**PARKING AREA** accessed via an opening into a courtyard with electrically operated security gate. 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 £206 per annum. 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 £2293.12 per annum.
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- EPC Rating** C 74
- 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.