

**A BRIGHT MODERN TWO BEDROOM TOP FLOOR FLAT WITH GAS  
CENTRAL HEATING AND DOUBLE GLAZING**



**20 TENNIS COURT  
NORTHFIELD ROAD  
KINGS NORTON  
BIRMINGHAM B30 1EA**

- Convenient and popular location close to Bournville and Cotteridge
- Spacious lounge - fitted kitchen
- Two good sized bedrooms
- Spacious Bathroom /WC
- Garage in adjacent block

**Offers Around £155,000**

An excellent second floor two bedroom flat on this extremely popular development within easy reach of local facilities at both Cotteridge and Bournville centres. This bright home has double glazing giving plenty of natural light and gas radiator central heating. The accommodation includes a large lounge with pleasant outlook, fitted kitchen, 2 good size bedrooms and a spacious modern bathroom/ W.C. with a garage included in the sale. No upward chain.

### THE ACCOMMODATION COMPRISES

**COMMUNAL ENTRANCE** with a security entry system and stairs to the upper floors.

**ENTRANCE HALL** with the security entry handset, double radiator, double door storage / cloaks cupboard and doors to all rooms.



**SPACIOUS LOUNGE 19' 8" x 10' 8"** a spacious bright room with a full height wide doubled glazed window to the rear overlooking the grounds and surrounding gardens, double and single radiators and ceiling cornices.



**KITCHEN 10' 7" x 9' 5"** fitted with a range of floor and wall units with black fascias, complimentary dark work surface over, inset stainless steel sink and drainer unit, integrated 'Beko' dishwasher, gas cooker point, cooker hood over, tiled splashbacks, tiled floor, appliance space and double glazed window to the front.

**BEDROOM 1 14 '9" (plus wardrobes) x 9' 5"** a spacious double main bedroom with double glazed window to the rear, radiator and full width range of fitted wardrobes with mirror sliding doors.



**BEDROOM 2** 9' 3" x 9' 5" double glazed window to front and radiator.



**SPACIOUS BATHROOM** with a white suite comprising 'P' shaped bath with 'Triton' electric shower over and curved shower screen, WC and wash hand basin set on a vanity units, chrome ladder style heater, tiled floor and walls, two double glazed windows with obscure glass and Cupboard housing an 'Intergas' gas fired combi central heating boiler.

### **OUTSIDE**

**GARAGE** set in an adjacent block with up and over door.

Well tended communal grounds with inset trees and visitor parking space.

### **GENERAL INFORMATION**

#### **TENURE**

We are informed that it is intended to convey the property with a new 999 year lease subject to a peppercorn ground rent. 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 £2400 per annum.

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** C69

**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.