

**A MOST ATTRACTIVE TWO BEDROOM GROUND FLOOR FLAT  
IN A MOST POPULAR CANALSIDE DEVELOPEMENT**



**FLAT 62 NORFOLK HOUSE  
73, BALDWIN ROAD  
KINGS NORTON  
BIRMINGHAM B30 3LD**

- Sought after and convenient location close to Kings Norton green
- Spacious lounge - fitted kitchen
- Two good bedrooms
- Bathroom /WC
- Allocated parking space

**Offers Around £137,500**

An excellent ground floor two bedroom flat on this popular modern development within easy reach of local facilities at Kings Norton green and with Kings Norton station within a short walk. This modern home has double glazing and electric heating. The accommodation includes lounge, fitted kitchen, 2 good size bedrooms and bathroom/ W.C. set in attractive lawned grounds and the flat has an allocated parking space.

#### THE ACCOMMODATION COMPRISES

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

**ENTRANCE HALL** with the security entry handset and doors to lounge, bedrooms and bathroom.

**LOUNGE 14' 2" x 10' 7"** spacious bright room with doubled glazed window, electric panel heater and a door opens to the kitchen.



**KITCHEN 9' 2" x 6' 6"** double glazed window and fitted with a range of floor, wall and drawer units with light wood fascias, complimentary onyx effect work surface over with tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, electric oven, ceramic hob and cooker hood over. Space for appliances and plumbing for a washing machine.



**BEDROOM 1** 11' 3" x 8' 6" a spacious double main bedroom with double glazed window .

**BEDROOM 2** 10' 10" x 9' 3" with a double glazed window.

**BATHROOM** with a white suite comprising panelled bath with electric shower over and shower screen, close coupled WC and wash hand basin set on a vanity unit



## OUTSIDE

Well tended communal grounds with lawned area and inset trees leading down to the canalside.

Allocated parking space (number 65)

## GENERAL INFORMATION

### TENURE

We are informed the property is Leasehold for 110 years from 24/06/2022

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 £1262 per annum.

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

**EPC Rating** 'C 72'

**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.