



## 1 Kings Gate

Kings Heath, Birmingham, B14 7SF

Offers Over £170,000



**\*LOVELY MEWS STYLE GARDEN APARTMENT IN THE CENTRE OF KINGS HEATH WITH NO CHAIN!\* We are pleased to offer this modern, two bedroom ground floor, two bathroom apartment in this prime Kings Heath location with all its local amenities. The accommodation on offer comprises: Private front door with entrance hallway, open plan lounge and kitchen with all appliances and patio doors leading to rear garden, two double bedrooms one with en-suite and further bathroom. The property also comes with one allocated parking space. To arrange your viewing to fully appreciate the property on offer please contact our Moseley office.**



#### Approach

This property is approached via a private entrance door giving entrance to:

#### Hallway

With ceiling spotlights, wall mounted electric heater and door opening into:

#### Open Plan Living and Kitchen

9'5" x 26'6" (2.87 x 8.08)

With two ceiling light points, double glazed patio doors overlooking and providing access to the rear garden and wall mounted electric heater. Kitchen with cream wall and base units with marble effect work surfaces incorporating stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiling to splash back areas, tiling to flooring, integral fridge freezer, Bosch cooker, hob and extractor hood over, built-in Bosch dishwasher and built-in Bosch washing machine.

#### Bedroom One

With double glazed windows overlooking the front aspect, wall mounted electric heater and further door opening into:

#### En-Suite Shower Room

5'6" x 6'2" (1.68 x 1.88)

With three piece white bathroom suite comprising wall mounted sink with mixer tap over, low flush WC, corner shower cubicle with shower attachment above, opaque double glazed window to the front aspect, wall mounted extractor fan and central heated towel rail.

#### Bedroom Two

8'9" x 11'10" (2.67 x 3.61 (2.66 x 3.60))

With double glazed window overlooking the garden side aspect.

#### Jack and Jill Bathroom

4'8" x 9'7" (1.42 x 2.92)

With three piece white bathroom suite comprising low flush WC, wall mounted sink with mixer tap over, panelled bath with mixer tap over and shower attachment above, tiling to flooring, tiling to splash backs, central heated towel rail, ceiling mounted light point, ceiling mounted extractor, door opening into airing cupboard providing storage and water tank and further door into:

#### Rear Garden

With patio area with lawn turfed area and paved patio area and fencing surround, shrubs to borders, lawn turfed area and further patio area and rear gated communal access.

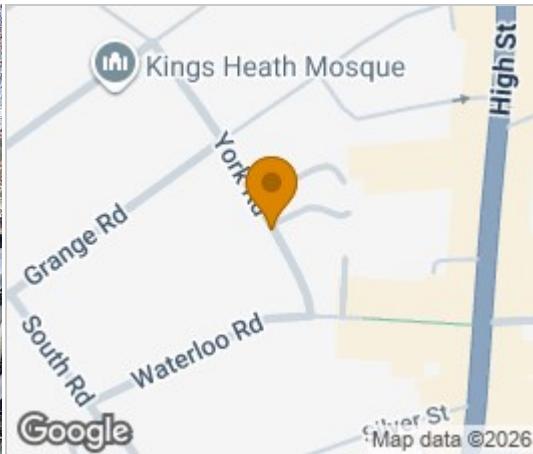
#### Council Tax Band

According to the Direct Gov website the Council Tax Band for 1 Kings Gate, Kings Heath, Birmingham, West Midlands, B14 7SF is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.

#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 106 years, the ground rent is approximately £250.00 per annum and the service charges are approximately £1,672.82 per annum (subject to confirmation from your legal representative).





## Floor Plan

### Ground Floor

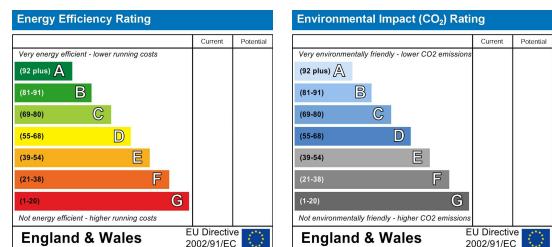


NOT to Scale  
for Illustrative Purposes Only.

## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.