



## Apartment 107 Grosvenor Court

58 The Green, Kings Norton, B38 8RU

Offers In The Region Of £130,000



**\*\*TWO BEDROOM GROUND FLOOR RETIREMENT FLAT\*\*** This two bedroom, ground floor retirement apartment for over 60's is located on Kings Norton Historic Green close to local amenities including coffee shops, post office, local shops, and transport links. The property offers a secure intercom front entry door, communal hallway, entrance hall, lounge, kitchen, two bedrooms, a shower room and access to the courtyard area. The property also offers double glazing, electric heating and communal gardens/parking, laundry and lounge area. The property is being sold with NO CHAIN. EPC Rating: E. To arrange a viewing please contact our Kings Norton team.



### Approach

This ground floor two bedroom flat is approached via a secure front entry door opening into communal hallway with a front entry door opening into:

### Entrance Hallway

With ceiling light point, wall mounted electric storage heater, door opening in to storage cupboard housing fuse box, door opening into further storage cupboard housing the instant water tank and water meter and further doors opening into:

### Bedroom One

8'9" x 13'5" (2.686 x 4.093)

With double glazed window overlooking the courtyard area, fitted wardrobes and ceiling light point.

### Bedroom Two

6'2" x 10'11" (1.884 x 3.351)

With double glazed window overlooking the courtyard area, ceiling light point and wall mounted electric radiator.

### Shower Room

5'8" x 6'7" (1.730 x 2.010)

With walk-in shower with mains powered shower over, wash hand basin on vanity unit with hot and cold mixer tap, low flush push button WC, wall mounted electric extractor fan, ceiling light point, tiling to part walls and wall mounted heated towel rail.

### Living/Diner

10'1" x 17'3" (3.082 x 5.283)

From hallway glazed door opens into living/diner with double glazed French doors with accompanying double glazed windows to the sides giving access and views to the courtyard area, two ceiling light points, feature fireplace, wall mounted electric storage heater and glazed interior door opening into:

### Kitchen

8'1" x 7'3" (2.469 x 2.216)

With a selection of matching wall and base units with work surfaces over incorporating one and a half bowl sink and drainer with hot and cold mixer tap, integrated oven with four ring electric hob with extractor over, space facility for fridge freezer, tiling to splashbacks, double glazed window overlooking the courtyard area and ceiling light point.

### Courtyard

From living area step leads down to the courtyard area with a patio area with decorative shrubs and plants to borders.

### Council Tax

According to the Direct Gov website the Council Tax Band for Grosvenor Court, 58, The Green Kings Norton, Birmingham, West Midlands, B38 8RU is band C and the annual Council Tax amount is approximately £1,988.44 subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

### Tenure

The agent understands that the property is leasehold and has approx 116 years left remaining with a monthly service charge of £306.00 per calendar month (all subject to legal confirmation).

However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





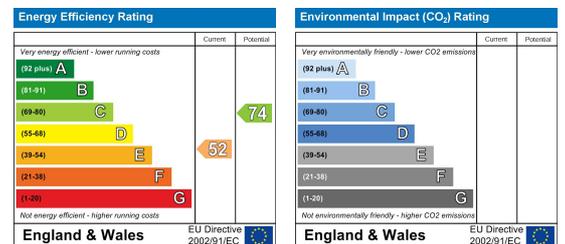
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 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.

1 Redditch Road, Kings Norton, Birmingham, West Midlands, B38 8RN

Tel: 0121 459 2299 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk