



## Apartment 1 42 Monyhull Hall Road

Kings Norton, Birmingham, B30 3QD

Offers In The Region Of £110,000



We are delighted to offer to the market this well-presented one bedroom ground floor apartment, located on the popular Monyhull Grange Development in Kings Norton. Ideally positioned close to local amenities, schools, and benefiting from excellent transport links into Birmingham City Centre, this property is perfect for first-time buyers, downsizers, or investors. The apartment features double glazing and central heating throughout, and is offered with no upward chain. The accommodation briefly comprises a secure communal entrance, a entrance hallway, a spacious open-plan living, dining, and kitchen area, a well-proportioned bedroom, and bathroom. Additional benefits include one allocated parking space, generous storage options, and an Energy Efficiency Rating of C.

To fully appreciate the accommodation on offer, we highly recommend arranging a viewing through our Kings Norton office.



#### Approach

This one bedroom ground floor flat is approached via a secure front entry door opening into:

#### Communal Hallway

With a wooden front entry door opening into:

#### Entrance Hallway

With ceiling light point, laminate wood effect floor covering, intercom system, wall mounted fuse box, central heating radiator, door opening into storage cupboard with laminate wood effect floor covering and central heating radiator, further door opening into storage cupboard with laminate wood effect floor covering and further doors opening into:

#### Open Plan Living/Dining and Kitchen

16'10" max x 16'0" max (5.140 max x 4.889 max)

With two double glazed window to the front aspect, three ceiling light points, laminate wood effect floor covering and two central heating radiators. Kitchen area with a selection of matching wall and base units with work surface over incorporating one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, integrated oven with four ring burner gas hob with extractor over, obscure double glazed window to the side aspect, wall mounted Baxi boiler and space facility for fridge and washing machine.

#### Bedroom

13'4" max x 16'0" max x 7'4" min (4.081 max x 4.889 max x 2.250 min)

With laminate wood effect floor covering, ceiling light point,

central heating radiator and double glazed window to the rear aspect.

#### Bathroom

6'5" x 6'7" max (1.962 x 2.017 max)

With an obscured double glazed window to the side aspect, ceiling mounted extractor fan, ceiling light point, tiling flooring, central heating radiator, low flush push button WC, wash hand basin on pedestal with hot and cold taps, bath with mixer tap with mains powered shower over and tiling to splash back areas.

#### Parking

One allocated parking space.

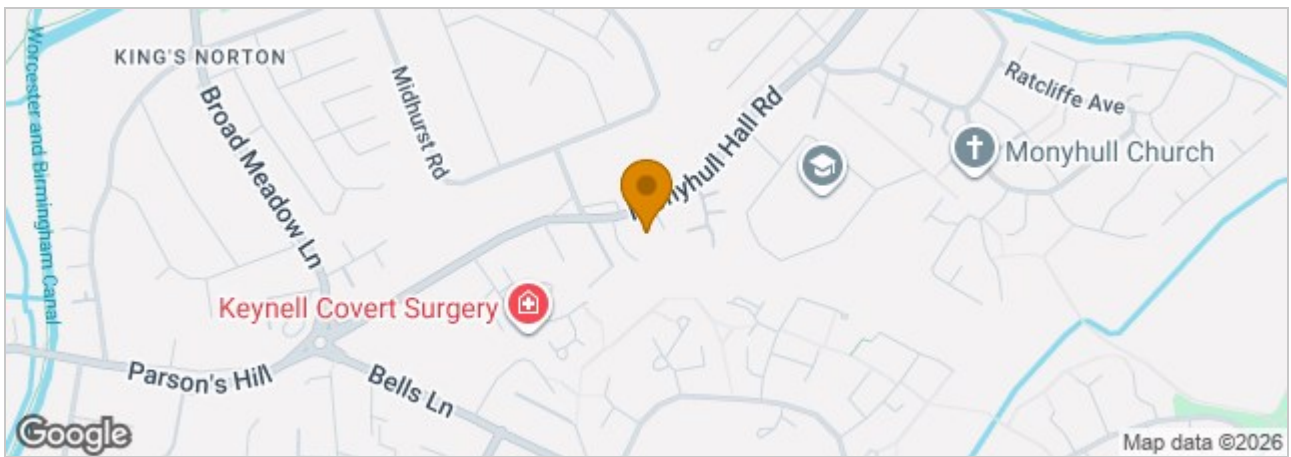
#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 127 years and service charges combined are approximately £\*\* per annum and the ground rent is approximately £\*\* per annum (subject to confirmation from your legal representative).

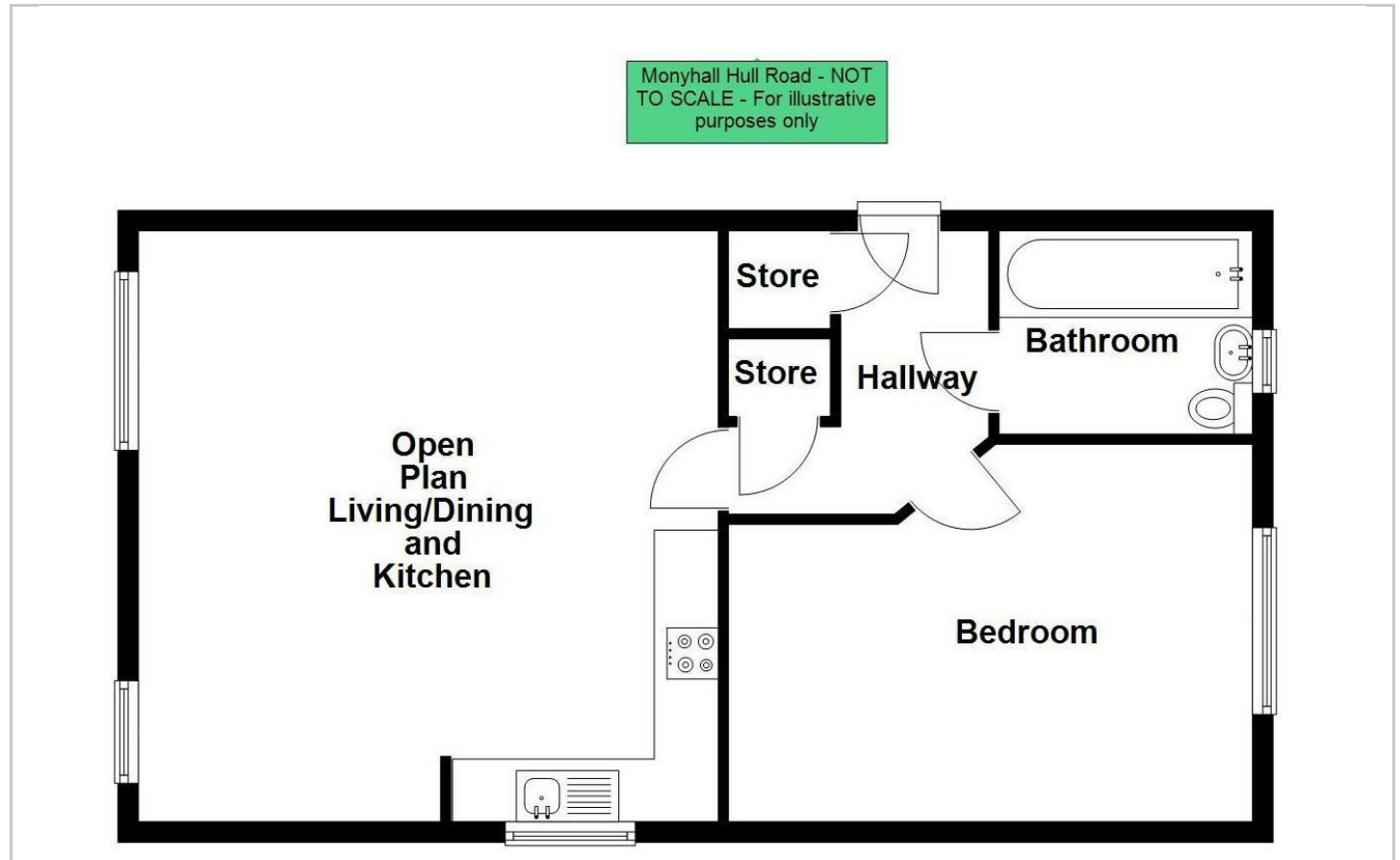
#### Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 1, 42 Monyhull Hall Road Kings Norton, Birmingham, West Midlands, B30 3QD is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.





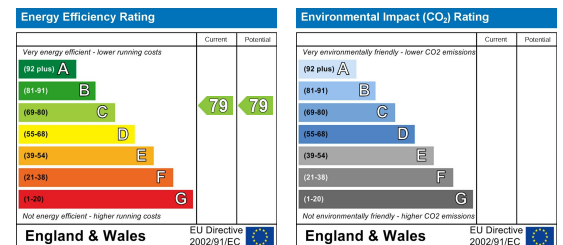
## Floor Plan



## 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.

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