



## 22 Greenway Gardens

Kings Norton, Birmingham, B38 9RY

Offers Over £115,000



**\*\*BEAUTIFUL ONE BEDROOM, GROUND FLOOR MAISONETTE WITH PRIVATE REAR GARDEN\*\*** We are delighted to bring to market this well-presented one-bedroom ground floor maisonette, ideally situated in Kings Norton within close proximity to Kings Norton Green, local amenities, and excellent transport links including motorway access and Kings Norton Train Station. The accommodation briefly comprises a porchway, entrance hallway providing access to the bathroom and bedroom, and open access into the open-plan living room/kitchen, with French doors opening into a conservatory that offers direct access to the private rear garden. The property further benefits from gas central heating, double glazing, and the advantage of no upward chain. The property has an Energy Efficiency Rating of C. To fully appreciate the accommodation on offer, please contact our Kings Norton Office to arrange a viewing.



#### Approach

The property is approached via a communal pathway leading to an obscure door opening into:

#### Porch

With door opening into useful storage cupboard and an obscured door opening into:

#### Open Hallway Area

With door opening into storage cupboard, laminate wood effect floor covering, ceiling light point and door opening into:

#### Bedroom

11'2" x 11'9" (3.426 x 3.589)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

#### Bathroom

4'11" x 8'3" (1.521 x 2.527)

With a small obscure double glazed window to the rear aspect, bath with electric shower over and tiling to splash back areas and mixer tap, low flush push button WC, wash hand basin on pedestal with mixer tap over, ceiling light point, central heating radiator and continued laminate wood effect floor covering.

#### Open Plan Kitchen and Living Room

18'1" max x 15'4" max (5.520 max x 4.698 max)

From hallway open walkway leads into kitchen with a selection of wall and base units, cupboard housing the boiler, ceiling light point point, continued laminate wood effect flooring, one and a half bowl sink and drainer with mixer tap over, integrated oven with four ring burner electric hob with extractor over,

space facility for fridge, freezer and washing machine, double glazed window to the rear aspect and continued laminate wood effect floor covering, Living area with two ceiling light points, continued laminate floor covering, central heating radiator, double glazed window to the front aspect and double glazed French doors giving views and access into:

#### Conservatory

9'2" x 8'1" (2.817 x 2.484)

With central heating radiator, double glazed windows to the side and rear aspects and double glazed French doors giving access to the rear garden.

#### Rear Garden

With block paved patio area, rear garden shed and side access point.

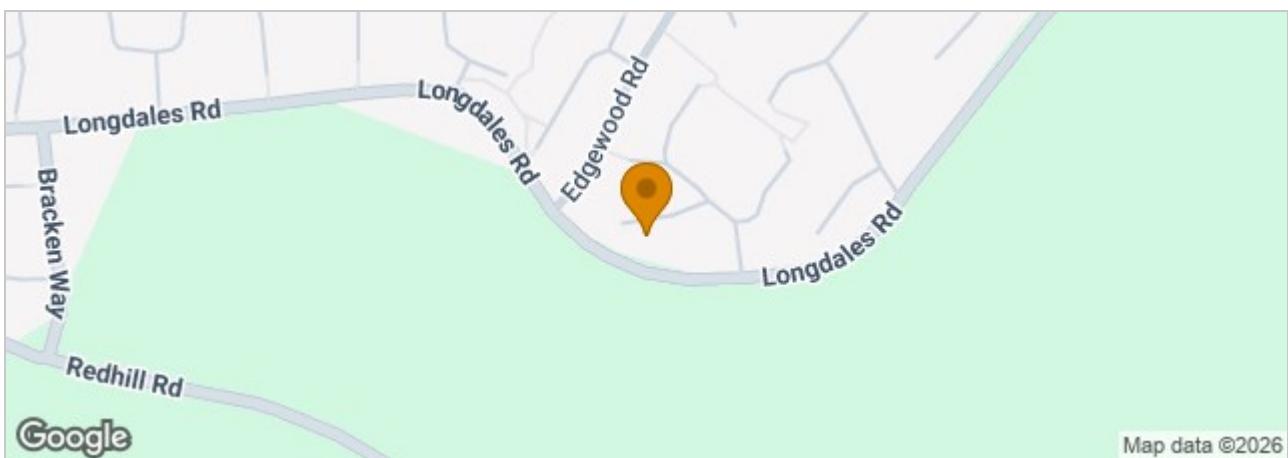
#### Tenure

The agent understands that the property is leasehold with a term of 97 years left on the Lease (all subject to legal confirmation), monthly Service Charge £TBC per calendar month and the ground rent is £TBC per annum.. 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.

#### Council Tax

According to the Direct Gov Website the Council Tax Band for 22, Greenway Gardens Birmingham, B38 9RY, Birmingham is a band A and the annual Council Tax amount is approximately ££1,491.33, subject to confirmation by your legal representative.





## Floor Plan



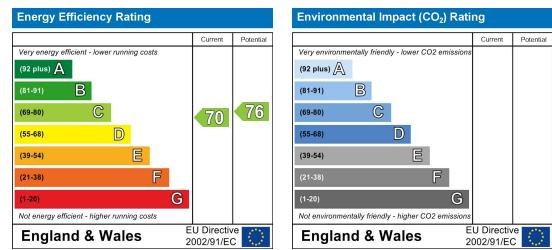
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## 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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