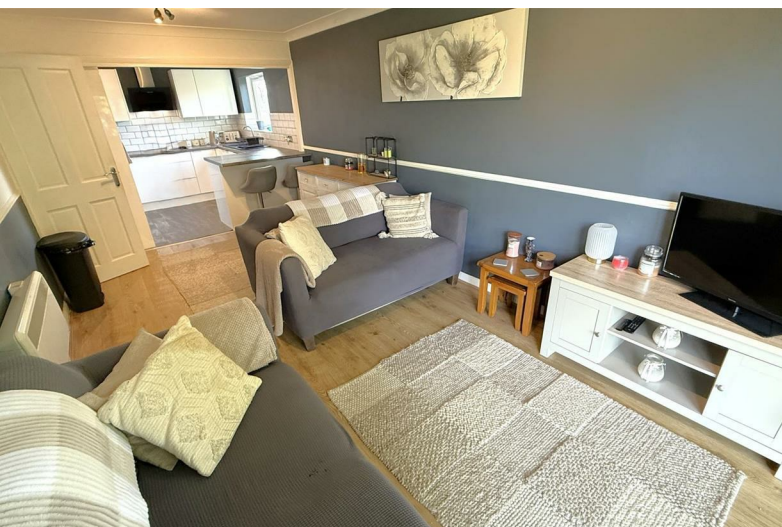




## Flat 14 140 Middleton Hall Road

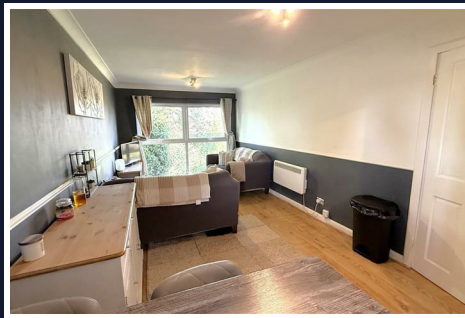
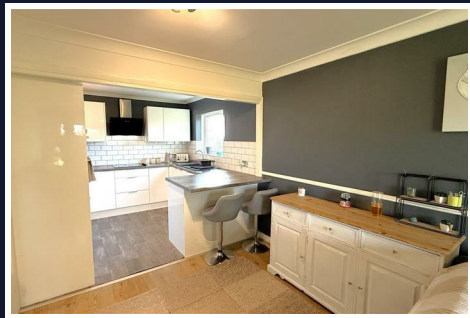
Cotteridge, Birmingham, B30 1DL

Asking Price £115,000



**\*ONE BEDROOM | TOP FLOOR | NO CHAIN | BEAUTIFULLY PRESENTED\***

Situated in a superb and highly convenient location, this beautifully presented top floor one-bedroom apartment is offered to the market with no onward chain, making it an ideal first purchase or a ready-made investment opportunity. Flooded with natural light throughout, the property enjoys a lovely open outlook and has been maintained in excellent condition. The heart of the home is the bright and airy open-plan living and dining space, seamlessly flowing into a modern fitted kitchen — perfect for both everyday living and entertaining. A generous double bedroom, bathroom and useful hallway storage complete the internal accommodation. Externally, the property benefits from well-kept communal grounds and the added bonus of a separate garage, a rare and valuable feature. The location is one of real convenience, offering excellent commuter links via Kings Norton and Northfield train stations, alongside easy access to the amenities of Cotteridge, Stirchley, Northfield and Bournville. There are lovely local parks nearby and well-regarded schools, making this an area that continues to be in strong demand. A superb opportunity in a fantastic spot. To arrange your viewing, please contact our Bournville team.



#### Approach

This well-presented top floor apartment is accessed via a secure communal entrance door with staircase rising to the top floor. A hardwood front entrance door opens into:

#### Entrance Hallway

With telephone intercom system, recessed ceiling spotlights and door to storage/airing cupboard housing the hot water cylinder. Further doors lead to:

#### Bathroom

6'01" x 5'08" max (1.85m x 1.73m max)

Comprising a panelled bath with Bristan shower over, wall-mounted wash hand basin with mixer tap, tiling to splashback areas, recessed ceiling spotlights, wall-mounted extractor fan and tiled-effect flooring.

#### Separate WC

3'11" x 2'08" (1.19m x 0.81m)

With push button low flush WC, recessed spotlights and tile effect flooring,

#### Bedroom

9'05" x 14'11" (2.87m x 4.55m)

With double glazed window to the rear elevation, ceiling light point, laminate wood-effect flooring and wall-mounted electric radiator.

#### Dual Open Plan Lounge/Dining and Kitchen

26'10" x 9'07" (8.18m x 2.92m)

A superb open plan living space featuring a contemporary range of wall and base units with wood-effect work surfaces and breakfast bar. Incorporating a ceramic one-and-a-half bowl sink and drainer with mixer tap, integrated four-ring electric hob with extractor canopy over, integrated oven and grill, and integrated fridge and freezer. Complemented by metro-style tiling to splashbacks and laminate wood-effect flooring.

The living/dining area continues with matching flooring, wall-mounted electric radiator, two ceiling light points, decorative corncicing and dado rail. Feature floor-to-ceiling double glazed windows provide attractive views to the rear, with an additional double glazed window to the side elevation.

### Communal Gardens

Well-maintained communal gardens to the front and rear, laid mainly to lawn with decorative hedgerows. The gardens lead to a rear garage area.

### LEASE INFORMATION

Lease Start Date 03/11/2016

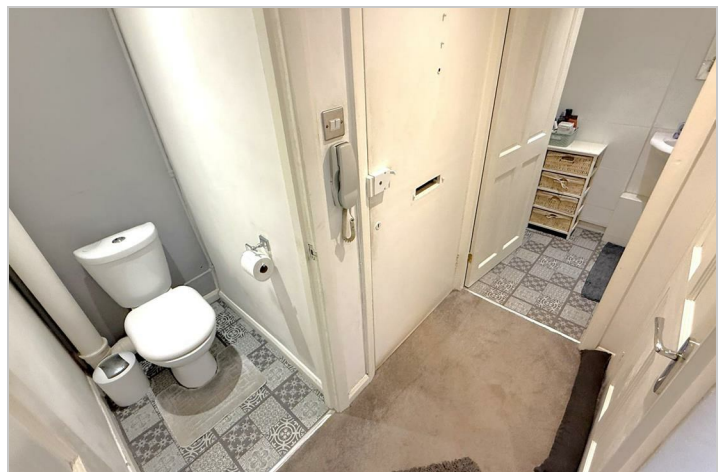
Lease End Date 24/12/2113

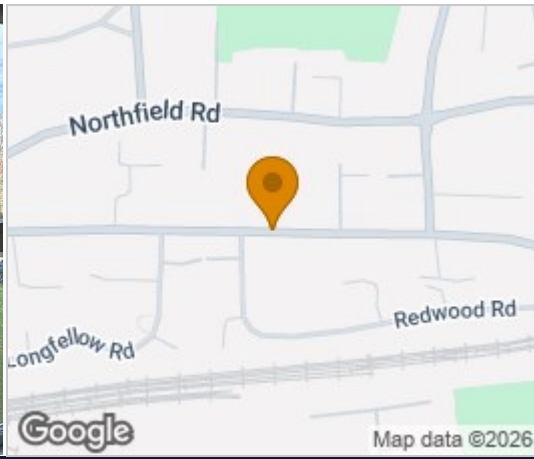
Lease Term from and including 25 December 2003 to and including 24 December 2113

Lease Term Remaining 87 years

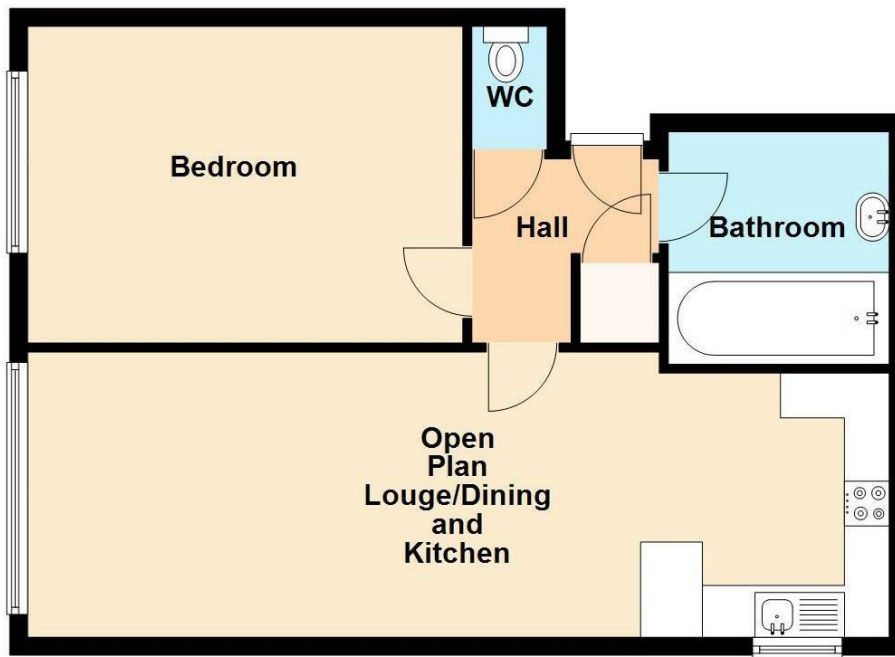
### Garage and Parking

Separate garage with metal up-and-over door together with additional communal parking areas.





## Floor Plan



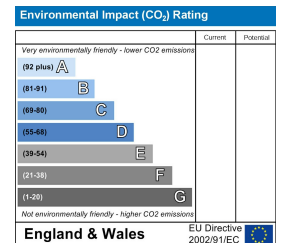
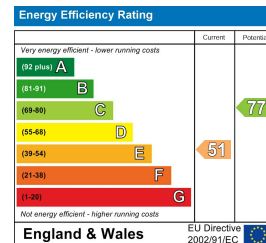
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## Viewing

Please contact our Bournville Office on 0121 458 1123 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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

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