



Flat 1 Naden Green, 74-76 Middleton Hall Road

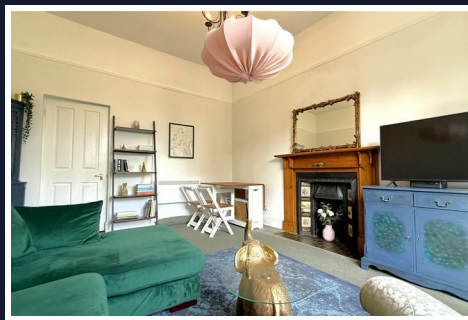
Kings Norton, Birmingham, B30 1DG

Offers Over £125,000



NO UPWARD CHAIN | CHARACTERFUL VICTORIAN BUILDING | BAY FRONTED LIVING SPACE | WALKING DISTANCE TO TRAIN STATION - A beautifully presented and much improved one-bedroom ground floor apartment, set within this impressive and elegant Victorian building, full of charm and character, in a highly convenient Kings Norton / Bournville location. Offered for sale with no upward chain, this stylish home is ideal for first-time buyers, downsizers or investors alike. The accommodation boasts a bright and spacious bay-fronted living room, complete with a charming feature fireplace, creating a warm and inviting focal point. There is a well-appointed fully fitted kitchen, a generous double bedroom with excellent built-in storage and wardrobe space, and a modern bathroom. The property further benefits from smart energy-saving electric heating. Externally, there is allocated residents parking, additional visitor parking, and access to well-maintained communal gardens. Perfectly positioned, the property is within a short walk of Kings Norton Train Station, offering excellent transport links, and is also conveniently located for the amenities and shopping facilities in Cotteridge, Stirchley's buzzing high street, Bournville and Kings Norton, along with nearby parks and well-regarded schools. ideal! A wonderful blend of period character and modern living — early viewing is highly recommended.

Contact our Bournville Sales Team to arrange your viewing.



Approach

This beautifully and characterful one bedroom ground floor apartment is approached via a communal original gardens and parking areas leading to a hardwood communal front entry door opening into communal entrance then in turn door opening into:

Hallway

A superb entrance hallway with ceiling light point, wall mounted electric fuse box, wall mounted electric radiator and internal doors opening into

Living/Dining Room

16'04" x 12'04" (4.98m x 3.76m)

With feature double glazed bay window to the front aspect incorporating original feature architraves, ceiling light point, inset decorative cast iron fireplace with tiled hearth and wooden mantle piece, wall mounted electric radiator and picture rail.

L-Shaped Bathroom

10' max x 8'11" max (3.05m max x 2.72m max)

With two frosted double glazed windows to the rear aspect, low flush WC, wash hand basin on pedestal with hot and cold taps, tongue and groove panel bath with hot and cold taps and electric shower over, tiled flooring, tiling to splash backs, ceiling light point and louvre door opening into airing cupboard housing the hot water tank and storage.

Kitchen

8' x 10'08" max (2.44m x 3.25m max)

With a selection of white fronted wall and base units with work surfaces over incorporating integrated oven with four ring burner electric hob and extractor over, space facility for washing machine and fridge freezer, double glazed window to the rear, tiled splash backs, tiled effect flooring, breakfast bar area and ceiling light point.

Bedroom

10' x 13'08" into recess (3.05m x 4.17m into recess)

With feature double glazed window to the front aspect, ceiling light point, picture rail and wall mounted electric heater.

LEASE INFORMATION

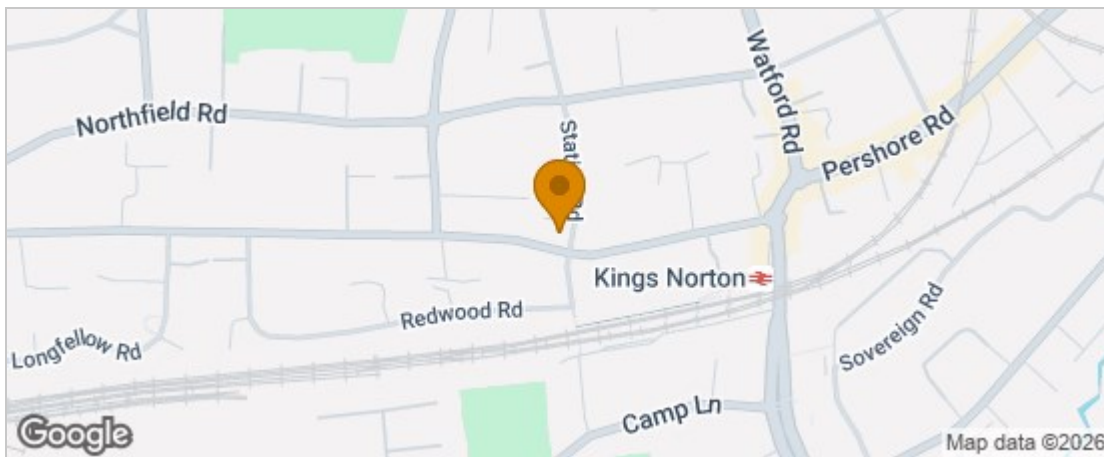
Lease Start Date 03/11/2016

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





Floor Plan

Ground Floor



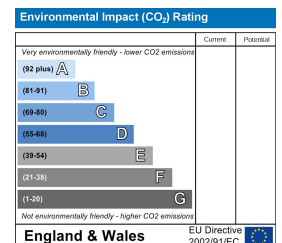
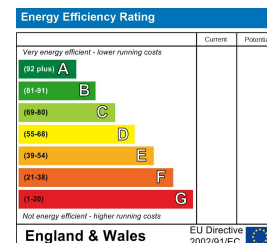
NOT to Scale
for Illustrative Purposes Only.

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

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk