



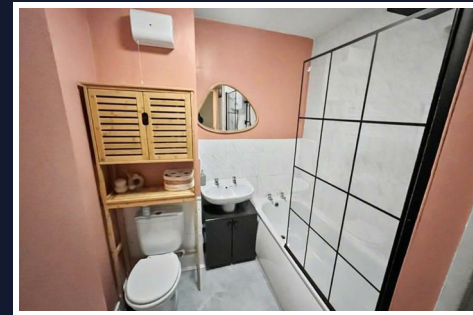
37 Bloomsbury Grove

Kings Heath, Birmingham, B14 7NU

Offers Over £115,000



BEAUTIFUL ONE BEDROOM, TOP FLOOR FLAT IN PRIME LOCATION Lovely one bedroom flat, in a quiet location, just off the tree lined Priory Road which offers great access to both Kings Heath and Stirchley High Street which has shops, cafes, parks, schools and good transport links to the City Centre and great access to the upcoming Pineapple Road Train Station due to open on 7th April 2026. The property benefits from a hallway, kitchen, living room, bedroom, bathroom and one allocated parking space, to the rear of the property. The property benefits from electric heating. Energy Efficiency Rating E. To arrange your viewing to fully appreciate this amazing home on offer please contact our Moseley office.



Approach

The property is approached via communal door with communal stairs giving rise to the second floor accommodation with a wooden front entry door opening into:

Loft Space

The hallway gives access to very useful loft access, with pull down ladder, non slated area of the loft has boards down to allow to access to the whole loft space.

Hallway

With wood effect laminate flooring, ceiling light point, loft access point being boarded providing useful storage and doors opening into:

Kitchen

max 6'4" x 10'2" (max 1.94 x 3.10)

With wall and base units with marble effect work surfaces, tiling to splash backs, Russel hob with extractor over, Zanussi oven, space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap over, wall mounted extractor, ceiling light point and single glazed window overlooking the living area,

Living Room

11'3" x 13'4" (3.44 x 4.07)

With single glazed window to the front aspect with secondary glazing, wall mounted electric heater, ceiling light point and coving to ceiling.

Bedroom

13'3" x 10'2" (4.06 x 3.10)

With coving to ceiling, wall mounted electric heater, single glazed window with secondary glazing to the side aspect and ceiling light point.

Bathroom

10'1" x 6'6" (3.09 x 2.0)

With low flush WC, panel bath with two taps over and 'Triton' shower over, sink on pedestal with two taps over, tiling to splash backs, laminate water resistant flooring, wall mounted extractor, ceiling light point and door opening into airing cupboard the water tank and providing useful storage.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 37, Bloomsbury Grove, Kings Heath, Birmingham, B14 7NU is band A and the annual Council Tax amount is approximately £1,568.78, subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 165 years, the ground rent and service charge is £2130 per annum (subject to confirmation from your legal representative).





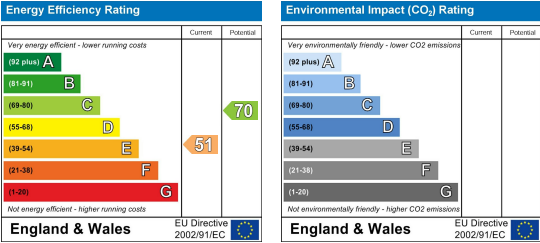
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 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.