



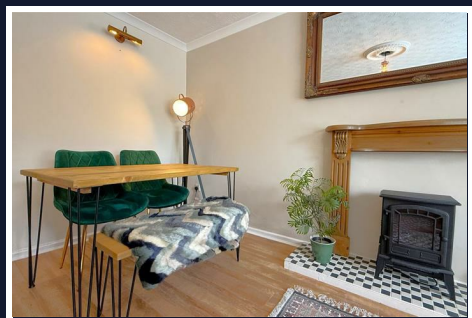
Flat 2, Norfolk House, 39 Baldwin Road

Kings Norton, Birmingham, B30 3LB

Offers Over £135,000



CANALSIDE SETTING – GROUND FLOOR APARTMENT – NO UPWARD CHAIN - Enjoying a delightful position overlooking the Worcester & Birmingham Canal, this well-presented two-bedroom ground floor apartment offers peaceful waterside living in the heart of Kings Norton. Benefiting from a long lease, no upward chain and the added advantage of furniture and white goods being included within the sale, this property represents an excellent opportunity for first-time buyers, downsizers and investors alike. The accommodation comprises a welcoming entrance hall, spacious living room, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Positioned within attractive communal grounds and benefitting from resident parking, the property enjoys a tranquil setting with picturesque canal views whilst remaining conveniently located for everyday amenities. Norfolk House is ideally situated within easy reach of the historic Kings Norton Green, renowned for its strong sense of community, independent shops, cafés, monthly Farmers' Market and the annual Mop Fair. Kings Norton Railway Station is within walking distance, providing excellent commuter links into Birmingham City Centre and beyond, whilst regular bus services and convenient access to the M42 motorway network further enhance connectivity. With Kings Norton Park, local leisure facilities and a wealth of amenities close by, this charming apartment offers an appealing combination of convenience, character and waterside surroundings. Offered for sale with no upward chain, early viewing is highly recommended



Approach

This well-presented two-bedroom ground floor apartment is approached via a communal parking area and well-maintained fore gardens. A secure communal entrance door provides access to the building, with a private hardwood entrance door opening into:

Hallway

A welcoming entrance hall featuring laminate wood flooring, dado rail, wall-mounted shelving, telephone intercom system, wall-mounted electric heater and two ceiling light points. A useful storage cupboard houses the consumer unit and provides additional shelving. Doors then open into;

Living / Dining Room

14'05" x 10'08" (4.39m x 3.25m)

A bright and spacious reception room with a double-glazed window overlooking the rear aspect. Features include decorative cornicing, ceiling rose, wall light point, laminate flooring and a charming fireplace with raised hearth and timber mantel, currently housing a freestanding electric log-effect stove. A Victorian-style electric radiator provides heating, whilst a useful storage cupboard houses the hot water tank. A door leads through to:

Kitchen

6'03" x 6'10" (1.91m x 2.08m)

Fitted with a range of wall and base units with roll-edge work surfaces incorporating a one-and-a-half bowl sink and drainer with mixer tap. There is space for an electric

cooker, washing machine and fridge freezer. Additional features include tiled splashbacks, laminate flooring, double-glazed window to the side elevation, ceiling light point and a useful storage cupboard.

Bedroom One

9'06" x 11'01" (2.90m x 3.38m)

A well-proportioned double bedroom with a double-glazed window overlooking the rear aspect and ceiling light point.

Bedroom Two

11'04" x 8'07" (3.45m x 2.62m)

A versatile second bedroom featuring laminate flooring, Victorian-style electric radiator, ceiling light point and double-glazed window to the rear elevation.

Bathroom

5'07" x 6'10" (1.70m x 2.08m)

Fitted with a three-piece suite comprising a panelled bath with decorative tongue-and-groove-effect panelling, electric shower over and hot and cold taps, pedestal wash hand basin and low-level WC. Further benefits include tiled splashbacks, laminate flooring and ceiling light point.

Communal Grounds

The development enjoys attractive communal gardens which wrap around the building and benefit from a pleasant canal-side setting to the rear, creating a peaceful and attractive environment for residents to enjoy.

Parking

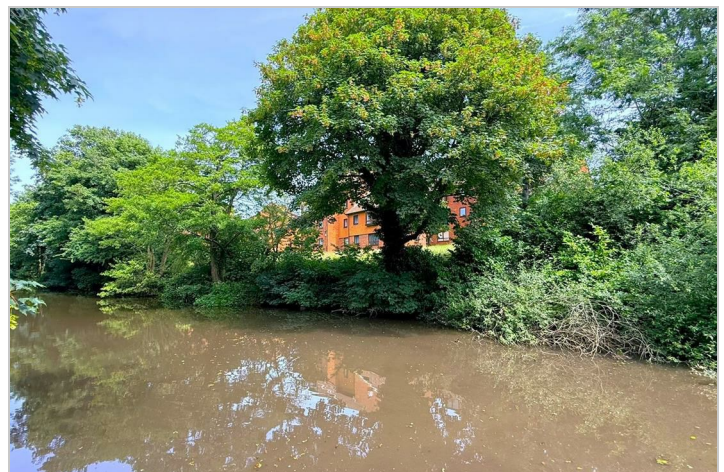
The property has a allocated parking space.

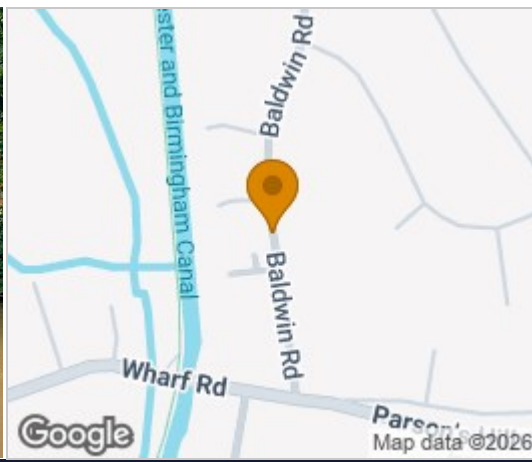
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 150 years, the service charges are approximately £1200.00 per calendar annum and there is no ground rent. (subject to confirmation from your legal representative

Council Tax

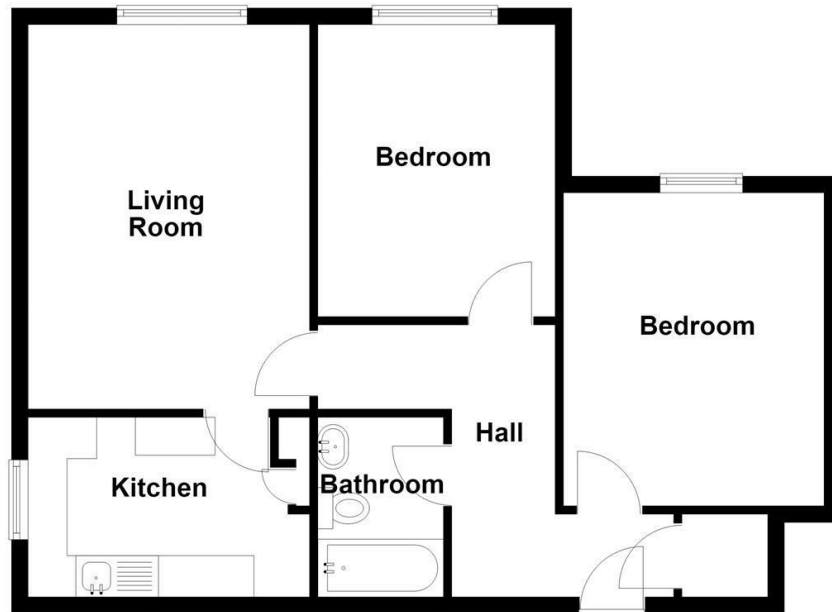
According to the Direct Gov website the Council Tax Band for Norfolk House, 39, Baldwin Road Kings Norton, Birmingham, West Midlands, B30 3LBY is band B and the annual Council Tax is approximately £1,830.25, subject to confirmation by your legal representative.





Floor Plan

Ground Floor

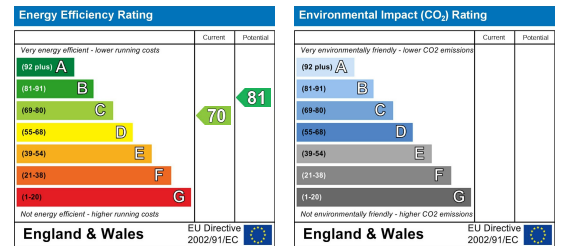


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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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