



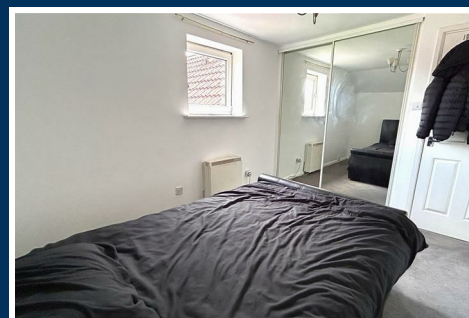
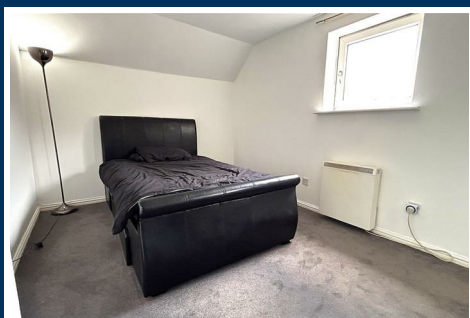
Flat 72, Norfolk House, 73 Baldwin Road

Kings Norton, Birmingham, B30 3LD

Offers In The Region Of £114,950



TOP FLOOR ONE BEDROOM FLAT! Offering this great size, one bedroom flat close to Kings Norton Green, which is being offered with no onward chain! Ideally located in this well sought after development which gives great access to all of the nearby places of interest including the local schools, Kings Norton's historic village green, local parks, nearby train and motorway network links and also handily placed for Cotteridge, Stirchley and Kings Heath's amenities. The property also has the benefit of double glazing, allocated parking and with the further accommodation comprising; communal entrance hallway, entrance hall, living / dining room, kitchen, bedroom and bathroom. To arrange your viewing please click on the virtual tour or please call our Kings Norton sales team! EPC Rating D.



Approach

This one bedroom, top floor flat is approached via communal gardens with secure front access door opening into communal hallway with stairs access to the 3rd floor, with front entry door opening into:

Hallway

With a ceiling light point, laminate wood effect flooring, wall mounted intercom system, loft access point and doors opening into living room bedroom and bathroom.

Living Room

19'10" x 11'9" (max with some restricted head height) (6.052 x 3.605 (max with some restricted head height))
With a double glazed window to the rear access, further Velux roof window to the rear aspects, two ceiling light points, wall mounted electric storage heater, laminate wood effect flooring, door opening into airing cupboard housing water tank and door opening into:

Kitchen

6'10" x 9'2" (max) (2.102 x 2.798 (max))
With a selection of matching wall and base units, integrated stainless steel sink and drainer unit with two taps over, space facilities for: washing machine, electric cooker and fridge freezer, tiled flooring, double glazed window to the rear aspects, door opening into storage cupboard, ceiling light point and tiling to splash back areas.

Bathroom

5'7" x 6'10" (1.704 x 2.097)
With tiled flooring, tiling to splash back areas, ceiling light point, wall mounted extractor fan and three piece bathroom suite comprising of: bath with two taps and wall mounted electric shower attachment, low flush WC and wash hand basin with two taps over.

Bedroom

9'2" x 11'7" (to front of wardrobes) (2.805 x 3.533 (to front of wardrobes))

With a double glazed window to the side aspects, ceiling light point, wall mounted electric storage heater and mirror fronted sliding doors giving access to the wardrobe area.

Communal Gardens

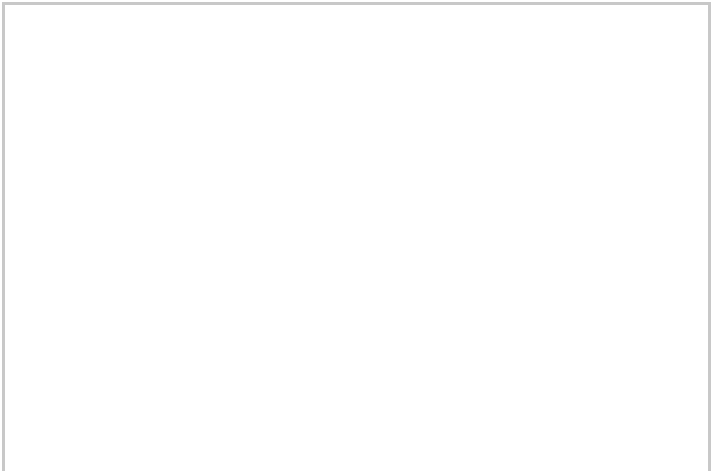
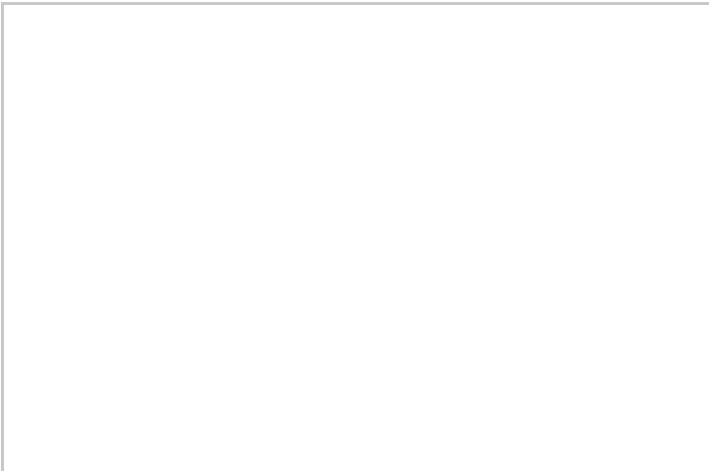
Wrapping around the development with mature lawned areas, allocated parking spaces, with further visitor parking.

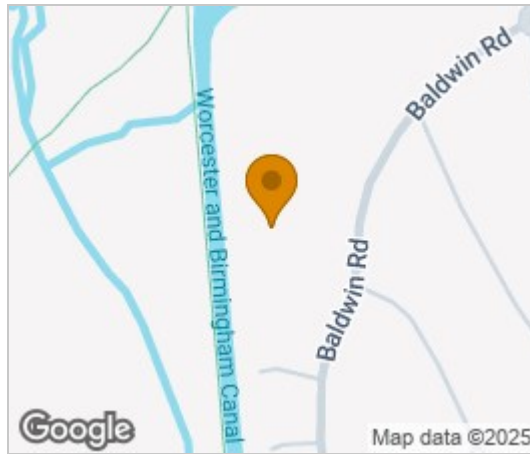
Tenure

We have been informed by our vendors the property is Leasehold and that the lease term will be extended on completion, the ground rent is approximately £90 per annum and the service charges are approximately £1125.18 per annum (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Flat 72, Norfolk House, 73, Baldwin Road Kings Norton, Birmingham, West Midlands, B30 3LD is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.





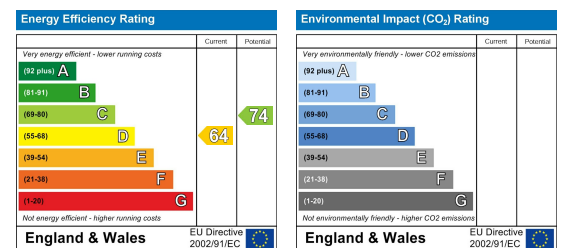
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.