



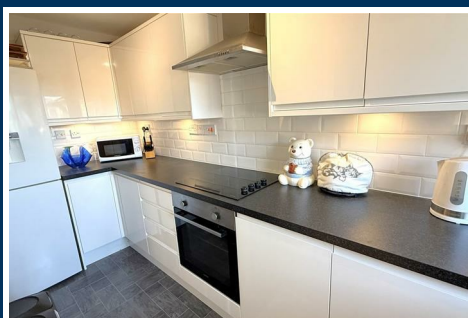
Flat 31 Hamilton Court, 165 Northfield Road

Bournville, Birmingham, B30 1DU

Offers In The Region Of £100,000



Beautifully Presented Second-Floor Retirement Apartment in a Prime Location! Welcome to Hamilton Court – a sought-after retirement development for the over 60's - ideally positioned on the edge of Kings Norton and Bournville. This delightful second-floor apartment offers a peaceful yet well-connected lifestyle, perfect for those seeking comfort and convenience in their golden years. Enjoy easy access to transport links with a frequent bus service right outside the complex and Kings Norton Train Station just a short stroll away, providing direct routes along the Cross City Line to Birmingham City Centre and beyond. Take advantage of the nearby Rowheath Pavilion and Park, a vibrant local hub hosting a variety of community events and sporting activities – perfect for staying active and social. You'll also find everything you need close to home, with the excellent local amenities and independent shops of Cotteridge Village just minutes away. The flat itself has lovely rear views over the gardens and has been fully modernised by the current owners with a new kitchen and shower room and also tastefully decorated throughout. With lift access, hallway, living - dining room, separate kitchen, two bedrooms and plenty of storage options including loft access. You also have residents parking, secure entry, residents lounge and facilities, scheme manager and has no onward chain!



Approach

This beautifully presented and updated second floor two bedroom apartment is approached via a communal hallway with stairs and lift access to the second floor and front entry door opening into:

Hallway

With loft access providing useful storage, wall mounted fuse box, two ceiling light points, floor mounted electric storage heater and doors opens into:

Spacious Living/Dining Room

10'047" x 16'09" (3.05m x 5.11m)

With ceiling light point, double glazed window overlooking the garden views, storage heater, inset electric fire with stone effect surround and hearth and door opens into:

Refurbished Kitchen

5'04" x 13'04" (1.63m x 4.06m)

With a contemporary selection of gloss fronted matching wall and base units with work surface incorporating circular sink and drainer with hot and cold mixer tap, integrated Limona induction hob and integrated oven with extractor over, feature under cupboard lighting, space facility for fridge freezer, integrated slimline dishwasher, tiled effect floor covering and ceiling light point.

Refurbished Shower Room

5'06" x 7'06" (1.68m x 2.29m)

With corner entry shower with Mira electric shower over, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, contemporary tiling to floor and walls, ceiling light point, ceiling mounted extractor and heated chrome towel rail.

Bedroom Two

8'04" x 9'07" (2.54m x 2.92m)

With double glazed windows giving picture views of the garden, ceiling light point and wall mounted electric heater.

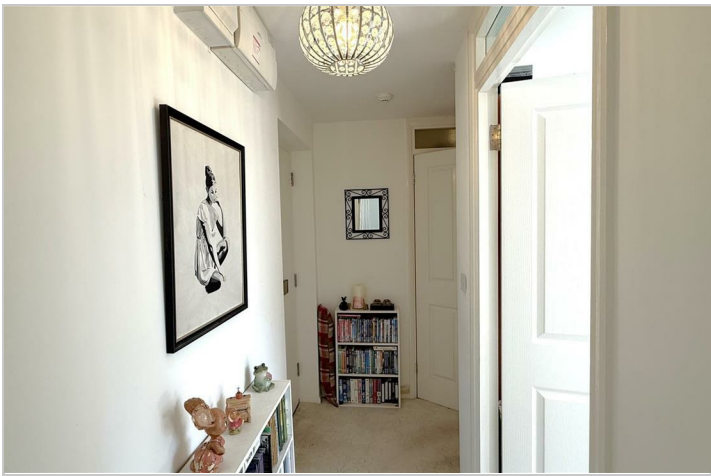
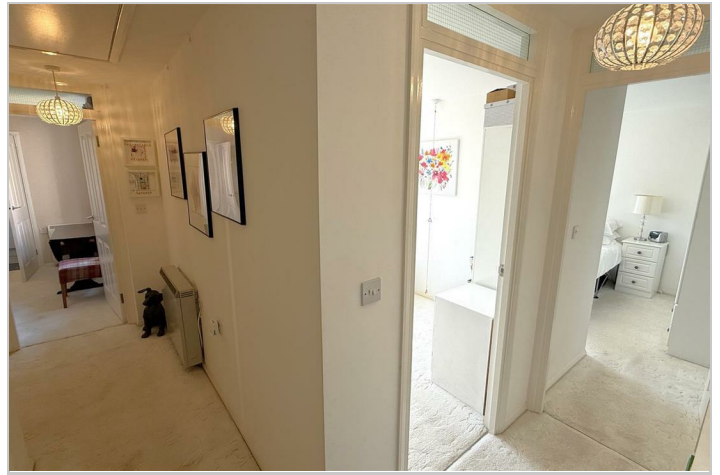
Bedroom One

11'04" max x 13'01" (3.45m max x 3.99m)

With double glazed window to the front aspect, ceiling light point and floor mounted electric heater.

Communal Gardens

Being well tendered and looked after with lawns, decorative flowerbeds, outside seating areas and finished with panel fencing and parking which is situated to the front of the property.





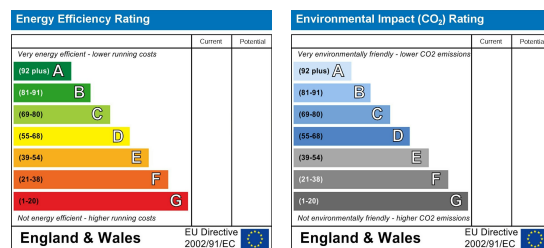
Floor Plan



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



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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.