

127 Kitwell Lane, Birmingham, B32 4NP



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Hicks Hadley

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To be sold via the modern method of auction. Situated in a highly convenient location, offering excellent access to Birmingham City Centre, superb transport links, and a wide range of local amenities, this spacious top-floor two-bedroom apartment presents an excellent opportunity for first-time buyers and investors alike. The well-proportioned accommodation briefly comprises a welcoming entrance hall with useful storage cupboard, a fitted kitchen, a generous lounge providing ample space for both relaxing and dining, two well-sized double bedrooms, and a modern bathroom complete with a shower over the bath. Further benefits include well-maintained communal gardens and a garage en bloc, adding to the property's appeal.

Guide Price £70,000 - Freehold



Entrance Hallway 14'1" x 3'3" (4.3 x 1.0)
Storage space available, Loft access above, four spotlight style lighting fitted.

Lounge 13'9" x 12'5" (4.2 x 3.8)
Double glazed window fitted to the side elevation, six spotlight style lighting fitted, electric fire place wall mounted.

Kitchen Diner 11'1" x 7'6" (3.4 x 2.3)
Double glazed window fitted to the rear elevation, ample unit and drawer space, partially tiled walls, appliance space for washing machine and fridge/freezer breakfast bar fitted, one bowl stainless steel sink and drainer fitted, electric oven and hob above..

Bedroom one 12'9" x 9'10" max (3.89m x 3.00m max)
Double glazed window fitted to the side elevation, wardrobe space fitted.

Bedroom two 11'1" x 7'10" max (3.4 x 2.4 max)
Double glazed window fitted to the side elevation, wardrobe space fitted.

Family bathroom
Privacy glazed window fitted to the side elevation, partially tiled walls, bath tub with electric shower fitted over head, glass shower screen fitted, sink pedestal fitted and low flush w.c.

Communal grounds
Well kept lawn area and ample on road parking available,

Agent notes
All main services are connected . (Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :A

EPC :E

Tenure Information :Leasehold

Ground rent-To be confirmed

Service charge-To be confirmed

Lease length-To be confirmed

Any other Material Facts :Brick build with tiled roof, All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

Garage
To be re built with planning letter.

Auctioneer Comments



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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the



purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

