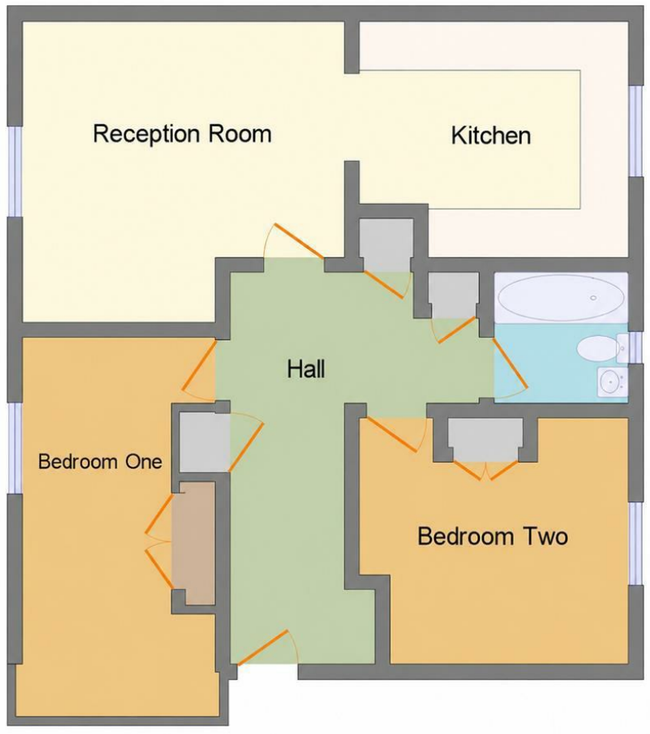
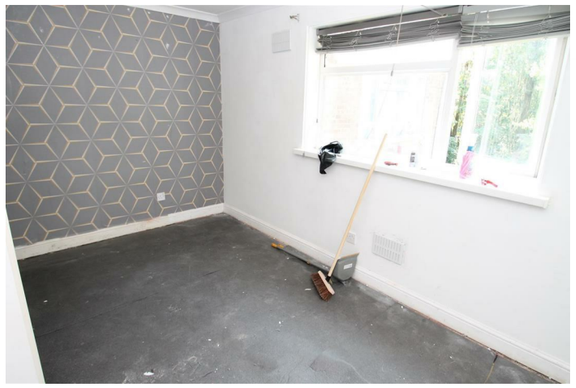
127 Kitwell Lane, Birmingham, B32 4NP



Floor Plan





Hicks Hadley



127 Kitwell Lane, Birmingham

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.c

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.

Asking Price £88 - 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 tot he 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 3.00mmax)
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

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.

Lease Details
Leasehold

81 Years remaining

We have also been informed that the service charge is approximately £1100 per annum to include the ground rent charge.

All main services connected apart from gas.



Hicks Hadley