

# Cottons

CHARTERED SURVEYORS

53 Kenilworth Court Broomcroft Road,  
Kingshurst, Birmingham, B37 6HE

Offers in the Region Of  
**£89,900**



- Duplex Second Floor Flat
- Three Good Bedrooms
- Spacious Living Dining Room
- EPC Rating: D(68)
- Two Balconies
- Lease 99 Years from 1st June 1988

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
[cottons.co.uk](http://cottons.co.uk)

A WELL PRESENTED THREE BEDROOM Duplex flat within a POPULAR RESIDENTIAL LOCATION within Kingshurst. Viewings VITAL to appreciate size of accommodation on offer. Benefiting from double glazing and combi gas central heating, this ideal first time purchase, family home or buy to let investment comprises; hallway, kitchen diner with integrated appliances, spacious living dining room with balcony, stairs and landing, three good bedrooms (master with balcony) and re-fitted bathroom with separate shower cubicle. Offered with NO UPWARD CHAIN. EPC Rating: D(68)

**Property Tenure**  
Leasehold

**Council Tax Band**  
A

## ACCOMMODATION

### Approach

Situated on the second floor, the property is approached via open communal areas leading too obscured double glazed entry door leading into...

### Entrance Hallway

with wood effect flooring, ceiling spot lights, panelled wooden door accessing storage cupboard accommodating 'Vaillant' combination central heating boiler and open walkway leading into...

### Kitchen Diner 16' 4" x 9' 3" (4.99m x 2.83m)

With wood effect flooring, a complement of matching wall and base units incorporating laminate roll top work surfaces, stainless steel sink and drainer with chrome effect mixer tap over, integrated electric oven with four gas hobs and chimney style cooker hood over, dishwasher, fridge and freezer, space for free standing washing machine and tumble drier, tiling to all appropriate splash back areas, uPVC double glazed window to front, central heating radiator uPVC double glazed window to side, consumer unit ceiling spot lights, stairs with hand rail leading to first floor landing and panelled wooden door leading into...

### Living Dining Room 14' 8" x 16' 4" into chimney breast recess(4.48m x 4.98m)

With two central heating radiators, wood effect flooring, uPVC double glazed window to side and uPVC double glazed sliding patio door providing both access and views for balcony.

### First Floor Landing

With a central heating radiator, wood effect flooring, loft access point,

wooden door accessing store cupboard and further doors leading into the following accommodation;

### Bedroom One 14' 9" x 9' 1" (4.49m x 2.76m)

With wood effect flooring, central heating radiator, uPVC double glazed window to front and uPVC double glazed door providing both access and views to balcony.

### Bedroom Two 11' 11" x 9' 3" (3.62m x 2.81m)

With wood effect flooring, central heating radiator, built in wardrobes with overhead storage, built in corner wardrobe and uPVC double glazed window to both side and rear.

### Bedroom Three 11' 9" x 7' 3" (3.58m x 2.2m)

With laminate flooring, central heating radiator, built in wardrobe and uPVC double glazed window to side.

### Bathroom 9' 1" x 7' 0" (2.77m x 2.13m)

With chrome plated vertical central heated towel rail, four piece suite incorporating wash basin on vanity unit with waterfall effect chrome mixer tap over, chrome effect push button W.C, panelled bath with chrome waterfall effect mixer tap over, walk in shower cubicle, ceiling spot lights and two obscured uPVC double glazed windows.

### Lease

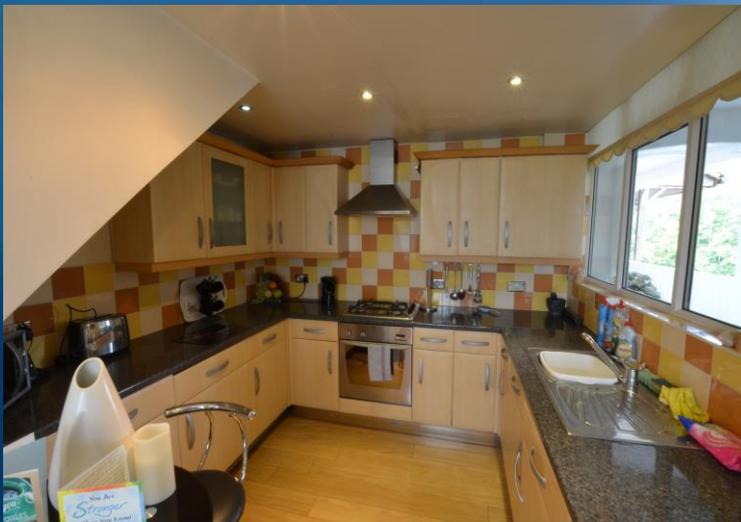
99 years from 1st June 1988

### Ground Rent

£80 per annum. Subject to formal confirmation

### Service Charge

The development is managed by Bright Willis (0121 693 6000) We have been verbally advised by our client the service charges are £1008 per annum. This is subject to formal confirmation.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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# Cottons

CHARTERED SURVEYORS



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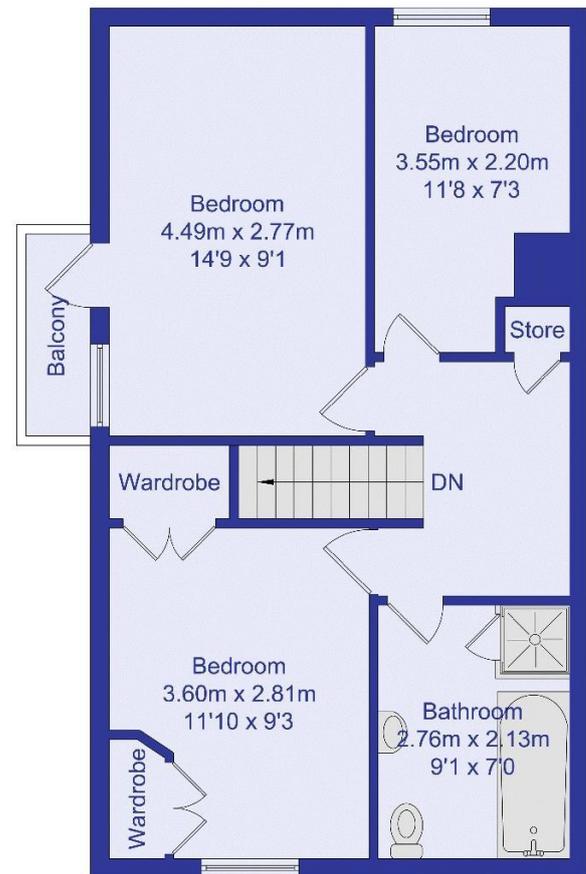
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Total floor area 86.90 sq. m. (935.38 sq. ft.) approx



### Ground Floor

Floor area 41.79 sq. m. (449.82 sq. ft.) approx



### First Floor

Floor area 45.11 sq. m. (485.56 sq. ft.) approx

