



**melvyn
Danes**
ESTATE AGENTS

**Apsley Croft
Kings Norton
Offers Around £155,000**

Description

An ideal location just off Walkers Heath and Harbinger Road for this two bedroom ground floor maisonette which has been greatly improved and recently redecorated in this popular and convenient location.

There are well regarded local primary and secondary schooling nearby. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby with bus routes to Kings Heath, Kings Norton and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon.

A paved footpath leads to a UPVC front door opening into the porch with further door into the lounge diner.

The refitted kitchen has a window and door to the rear garden and has been refitted with modern units and a comprehensive range of integrated appliances to include an induction hob with extractor over, double oven, microwave, fridge freezer, washing machine and dishwasher.

The inner hallway has doors to two double bedrooms, airing cupboard and the refitted shower room and from bedroom two sliding patio doors open into the garden room with recessed ceiling spot lights and windows and sliding doors to the rear garden.

The rear garden has a paved patio area leading to lawn with gated side access and the garage is to the side en bloc.



PORCH

LOUNGE DINER

19'4 inot bay x 10'8 (5.89m inot bay x 3.25m)

MODERN REFITTED KITCHEN

8'8 x 8'6 (2.64m x 2.59m)

INNER HALLWAY

BEDROOM 1

15'10 x 9'5 (4.83m x 2.87m)

BEDROOM 2

9'8 x 9'5 (2.95m x 2.87m)

REFITTED SHOWER ROOM

GARDEN ROOM

12'9 x 8'6 (3.89m x 2.59m)

REAR GARDEN

GARAGE EN BLOC



TENURE: We are advised that the property is leasehold with 144 years remaining with a ground rent of £110.00 per annum.

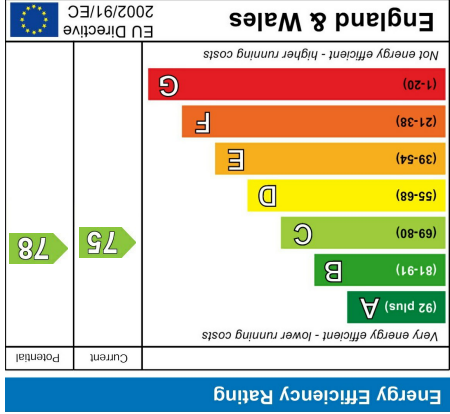
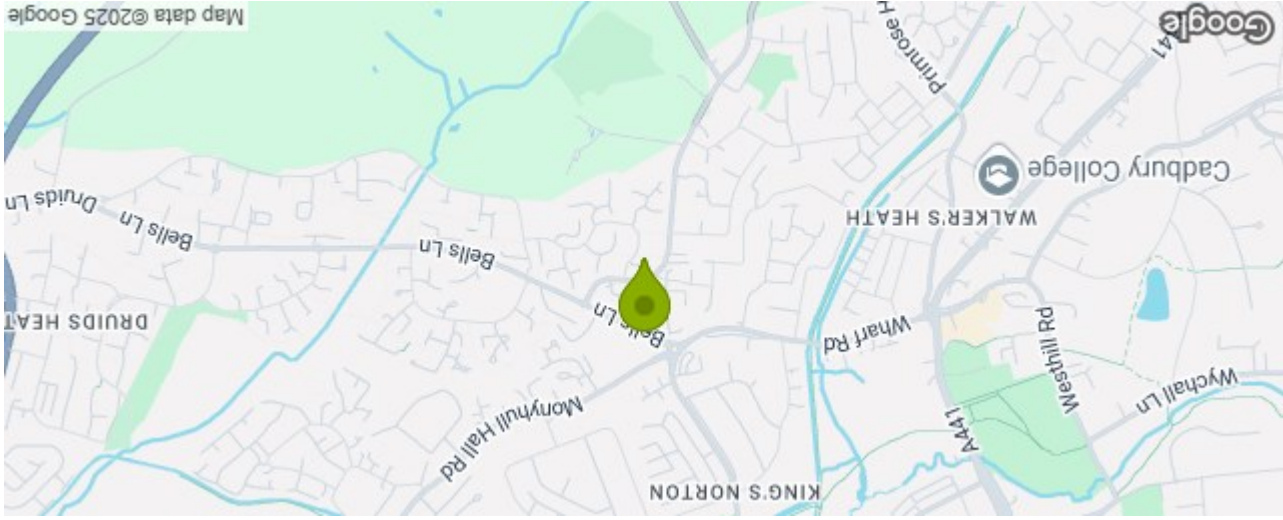
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 15/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 15/05/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

12 Apsley Croft Kings Norton Birmingham B38 0AF
Council Tax Band: B

