



Alcester Road South, Kings Heath

Offers Around £169,950

- FIRST FLOOR MAISONETTE
- LANDING LOUNGE DINER
- TWO BEDROOMS
- CONVENIENT LOCATION
- PORCH
- MODERN KITCHEN
- MODERN SHOWER ROOM
- NO UPWARD CHAIN

Situated in this most convenient location set back from the main Alcester Road South behind a hedges parking area.

There is the benefit of local shops within walking distance at Kings Heath and Maypole via the Alcester Road which in turn provides access to the M42 motorway via the Hollywood bypass and forms the hub of the midlands motorway network.

There is a railway station nearby at Yardley Wood offering commuter services between Birmingham and Stratford upon Avon and local bus services pass right by providing access to the City of Birmingham and the surrounding suburbs.

A UPVC double glazed porch opens into the hallway with stairs to the first floor where this well presented accommodation briefly comprises:- Generous lounge diner, modern kitchen, two bedrooms, walk in wardrobe and modern shower room.

PORCH

HALLWAY/LANDING

LOUNGE DINER

16'6 x 11'1 (5.03m x 3.38m)



MODERN KITCHEN

8'9 x 8'8 (2.67m x 2.64m)



BEDROOM 1

15'11 max x 9'8 (4.85m max x 2.95m)



WITH WALK IN WARDROBE

BEDROOM 2

9'8 max x 9'4 (2.95m max x 2.84m)



MODERN BATHROOM



GARAGE EN BLOCK

FLOOR PLAN

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.

First Floor



TENURE: We are advised that the property is Leasehold with approx 109 year remaining.

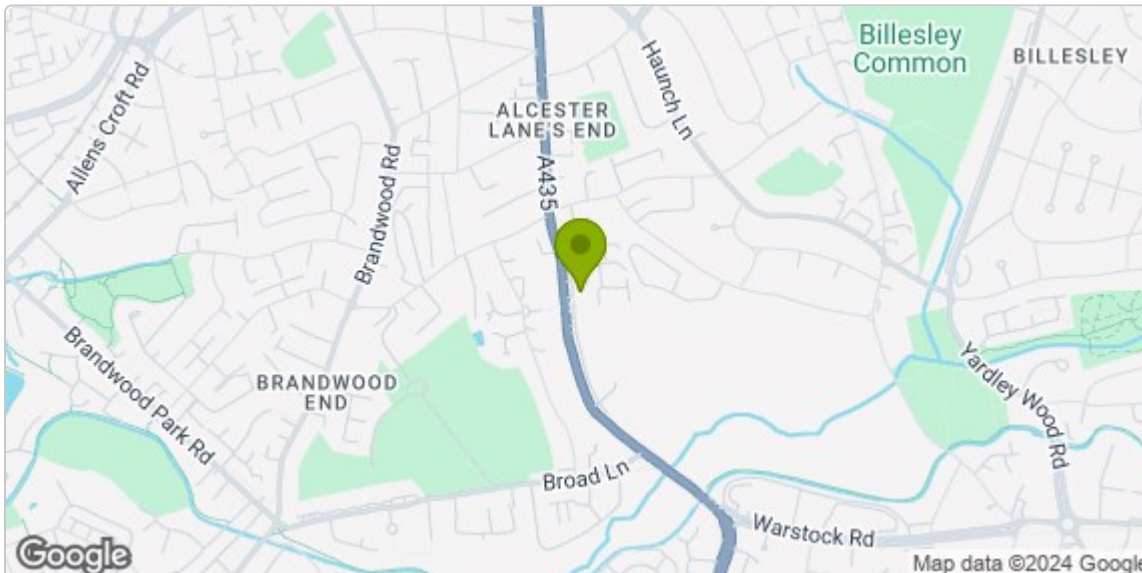
SERVICE CHARGE & GROUND RENT: £244 HALF YEARLY

COUNCIL TAX BAND: B

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
393 Alcester Road South
Kings Heath Birmingham B14
6ES

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	