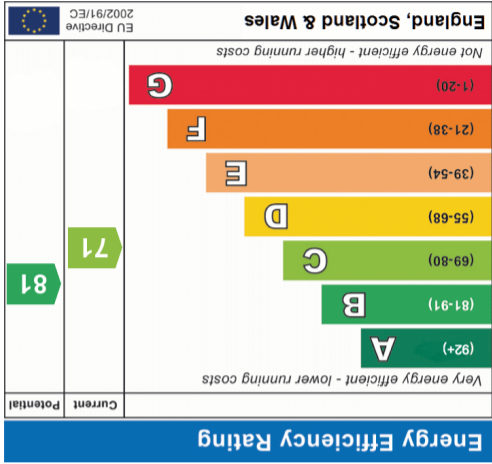




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.



Flat 9 Kings Court, Hill Village Road, Sutton Coldfield, B75 5DP

OFFERS REGION £199,500



FLAT 9 KINGS COURT, SUTTON COLDFIELD

This two bedroomed first floor flat is conveniently situated within walking distance of Mere Green with its various eateries and shopping facilities.

The property, which is offered to the market with the benefit of no upward chain involved, has only recently been refurbished to a high standard to include new kitchen, bathroom, electric wall heaters to the majority of rooms and briefly comprises the following:- (all measurements approximate)

COMMUNAL ENTRANCE

with security entry phone system and with staircase leading to the FIRST FLOOR.

RECEPTION HALL

with electric wall heater and spacious storage cupboard off.

LOUNGE

15' 6" x 12' 0" (4.72m x 3.66m) with electric wall heater, UPVC double glazed window and coved ceiling.

RE-FITTED KITCHEN

9' 6" x 8' 4" (2.90m x 2.54m) with UPVC double glazed window and a full range of fitted base and wall cupboards, work surfaces, electric oven (not used) and hob with extractor above.

BEDROOM NO 1

15' 0" x 11' 10" (4.57m x 3.61m) with electric wall heater, UPVC double glazed window and built-in double wardrobe with cupboard storage above.



BEDROOM NO 2 (Rear)

12' 0" x 9' 8" (3.66m x 2.95m) having UPVC double glazed window, electric wall heater and built-in double wardrobe with cupboard storage above.

RE-FITTED BATHROOM

having bath with electric shower over, w.c., wash hand basin and airing cupboard off.

OUTSIDE

COMMUNAL PARKING

GARAGE

in separate block, known as No 15 ?

COMMUNAL GROUNDS

SERVICES

Company water, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We understand that the property will be sold on a LEASEHOLD basis with a lease term of 990 years at a peppercorn ground rent, although we have not seen any documentary evidence to verify this and prospective purchasers should clarify the position via their solicitors.



SERVICE CHARGE

We understand from the Managing Agents, Castle Estates Limited, that the service charge for the year 2023/2024 was a little over £1,000 and there has been a one-off service charge to cover the re-covering of the roofs at the development, which resulted in the service charge payable for the period 2024/2025 being the sum of £9,080 per flat. We have been further informed that the budget prepared by Castle Estates for the service charge for 2025/26 shows an estimated charge of £1,460 for Flat from 1 April 2025. Prospective purchasers are advised to clarify this via their solicitors.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band B with Birmingham City Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/29/10/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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