



Lilafield Court, Kingstanding Road, Kingstanding  
Birmingham, B44 9SL

**Offers Over £125,000**



# Kingstanding

Offers Over £125,000



Offered with no upward chain, this delightful and immaculately presented two bedroom ground floor flat is ideal for First Time Buyers and has the added benefit of gas central heating.

Located in this highly popular development, the property is accessed via a communal entrance door which leads to the reception hall with access to the good size lounge with a window to the front whilst a sliding door opens to the fitted kitchen which has a range of units, integrated fridge, freezer and washing machine, wall mounted boiler and a window to the front. The main bedroom is a well proportioned double with a window to the rear whilst the second bedroom is a single with a window to the rear and offers a variety of uses. The well appointed bathroom has a quality feel with a white suite and stylish wall tiles.

Outside there is parking at the rear with one allocated space and viewing of this double glazed and centrally heated home is a must.







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 18th March 2025

## Property Specification

NO UPWARD CHAIN  
TWO BEDROOMS  
GROUND FLOOR FLAT  
GAS CENTRAL HEATING  
ALLOCATED PARKING SPACE

**Reception Hall**  
3.52m (11'7") x 1.13m (3'9")

**Lounge**  
4.66m (15'3") max x 3.40m (11'2") max

**Kitchen**  
2.82m (9'3") x 2.35m (7'9")

**Bedroom 1**  
3.54m (11'7") x 3.44m (11'3")

**Bedroom 2**  
4.29m (14'1") max x 2.34m (7'8")

**Bathroom**  
2.35m (7'9") x 1.90m (6'3")

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Leasehold

99 YEARS FROM 2006 APPROXIMATELY 80 YEARS  
REMAINING

Service Charge - £640 Per half year

Ground Rent - £150 Per Year

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

