



Lilafiled Court, Heather Croft, Kingstanding
Birmingham, B44 9SJ

Offers Over £125,000

Kingstanding

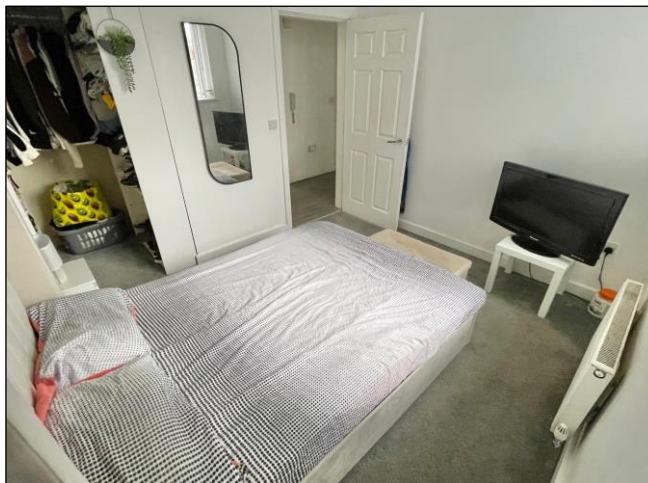
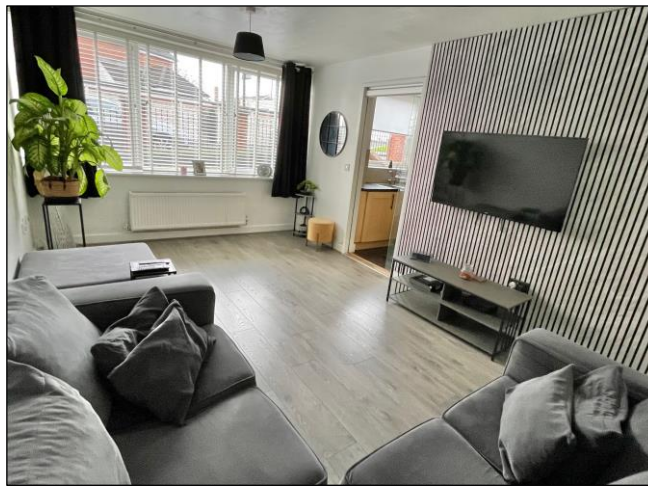
Offers Over £125,000



Offered with no upward chain, this delightful and well presented two bedroom ground floor flat is ideal for First Time Buyers and has the added benefit of gas central heating as well as an allocated car parking space.

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 large window to the front whilst a sliding door opens to the fitted kitchen which has a range of units, built in oven, hob and extractor, integrated fridge and freezer, space for a 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 and a useful walk in wardrobe area whilst the second bedroom is a single with a window to the rear and offers a variety of uses. The bathroom has a white suite with a shower over the bath, fitted furniture housing the washbasin and WC 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.





Property Specification

NO UPWARD CHAIN
TWO BEDROOMS
GROUND FLOOR FLAT
ALLOCATED PARKING SPACE
IDEAL FOR FIRST TIME BUYERS

Reception Hall
3.46m (11'4") x 1.20m (3'11")

Lounge
4.91m (16'1") x 3.17m (10'5")

Kitchen
2.37m (7'9") x 2.27m (7'5")

Bedroom 1
3.22m (10'7") x 2.80m (9'2")

Bedroom 2
2.80m (9'2") x 2.37m (7'9")

Bathroom
2.32m (7'7") x 1.76m (5'9")

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: 25th November 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected:	Gas Electric Water Drainage
Council tax band:	A
Tenure:	Leasehold 99 years from 1st Jan 2006 Approximately 79 Years remaining
Service Charge	£640 per 6 Months
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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

