



Warren Farm Road, Kingstanding  
Birmingham, B44 0AH

**Offers Over £95,000**

# Kingstanding

Offers Over £95,000



Offered with a very long lease, this good size two bedroom first floor flat is ideal for First Time Buyers as well as a buy to let and is located in a popular cul de sac.

This spacious property has the benefit of a garage in a separate block and is accessed via a communal hallway with security intercom. The property has a reception hall with a large utility off with spaces for a washing machine and tumble dryer and there are two large double bedrooms, both with windows to the rear. The modern shower room has a shower cubicle, part wall tiling with a half height border.

The lounge is well proportioned with ample space for settees as well as dining furniture, there are windows to the side and rear whilst a door leads to the kitchen which has some fitted units, space for a cooker, two storage cupboards off and a window to the side.

The property has double glazing, central heating, access to well maintained communal gardens and must be viewed.

**Note PETS ARE NOT ALLOWED**





## Property Specification

OFFERED WITH A LONG LEASE  
TWO BEDROOMS  
FIRST FLOOR FLAT  
IDEAL FOR FIRST TIME BUYERS  
GOOD BUY TO LET

**Reception Hall**  
5.07m (16'8") x 1.15m (3'9")

**Lounge**  
5.07m (16'7") max x 3.31m (10'10")

**Kitchen**  
3.48m (11'5") max x 1.94m (6'4") max

**Bedroom 1**  
3.92m (12'10") x 3.11m (10'2")

**Bedroom 2**  
3.92m (12'10") x 2.49m (8'2")

**Utility**  
1.83m (6') x 1.49m (4'11")

**Shower Room**  
1.90m (6'3") x 1.72m (5'8")

### 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: 31st January 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: A

Tenure: Leasehold APPROX 957 Years remaining

Ground Rent: NONE

Service Charge: £990.02 ½ Year.

Restrictions - NO PETS ARE ALLOWED

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Map Location

