



smarthomes

## Kingswood Court

Stratford Road, Hockley Heath, B94 6BD

- A Very Well Presented First Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern En-Suite Shower Room

**£250,000**

EPC Rating - 84

Current Council Tax Band - C





## Property Description

The property is accessed via a secure communal entrance door leading into an impressive communal hallway. There is lift access and stairs rising to the first floor where you will find a further private front door leading into

### Entrance Hallway

With LVT flooring, two ceiling light points, radiator, useful storage cupboards and doors leading off to

### Spacious Lounge/Diner

14' 4" x 14' 3" (4.37m x 4.34m) With double glazed window, wall mounted radiator, wall and ceiling light points and opening into



### **Modern Fitted Kitchen**

9' 10" x 8' 9" (3m x 2.67m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge/freezer and dishwasher, LVT flooring, radiator, concealed wall mounted gas central heating boiler, ceiling spot lights, a double glazed window and door returning to hallway



### **Bedroom One**

25' 7" max x 9' 3" (7.8m max x 2.82m) With a double glazed window, radiator, two ceiling light points, built in double wardrobe and door to

### **Modern En-Suite Shower Room**

6' 7" x 5' 2" (2.01m x 1.57m) Being fitted with a modern white Porcelanosa suite comprising of a corner shower enclosure, wall mounted wash hand basin and a low flush W.C. Vanity mirror, tiling to splash prone areas, LVT flooring and ceiling spot lights



### **Bedroom Two**

14' 3" x 9' 9" (4.34m x 2.97m) With a double glazed window to rear elevation, built in double wardrobe, radiator and ceiling light point



### **Modern Bathroom**

7' 8" x 6' (2.34m x 1.83m) Being fitted with a modern white Porcelanosa suite comprising of a panelled bath with shower and glass shower screen, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, LVT flooring, illuminated mirror and ceiling spot lights



### External

The property benefits from well maintained communal gardens, secure allocated parking and further visitors parking

### Tenure

We are advised by the vendor that the property is leasehold with approx. 113 years remaining on the lease, a service charge of approx. £2,035 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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