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## Ashfield Avenue, Kings Heath, B14 7AT

**Offers in excess of £170,000**

**EPC: C**

VIEWINGS RECOMMENDED FOR THIS TWO BEDROOM APARTMENT situated on the first floor, in this popular location. The property comprises of Hallway, Reception room, Kitchen, Two Bedrooms and Bathroom.
Energy Performance Rating: C. Council Tax Band: A.

LOCATION:

Ashfield Avenue is ideally situated just off Valentine Road in Kings Heath, a popular and well-established suburb of south Birmingham, approximately five miles from the city centre. Located just south of Moseley along the A435, Kings Heath is a vibrant and sought-after area, renowned for its lively High Street, which offers an excellent selection of independent shops, restaurants and cafés.

The area benefits from excellent transport links to Birmingham city centre, with frequent bus services and the newly developed Kings Heath railway station providing convenient connections for commuters and residents alike. Kings Heath is also particularly popular with families, thanks to its wide choice of highly regarded primary and secondary schools, making it an attractive location for a range of buyers.

HOW TO GET THERE: Enter into Sat Nav: B14 7AT.

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

SUMMARY:

Situated in this popular location, this well-proportioned two-bedroom first-floor apartment benefits from communal parking and spacious accommodation throughout.

The property features a lengthy entrance hallway, providing access to all rooms and incorporating two useful storage areas, ideal for household essentials.

The generously sized reception room offers ample space for both seating and dining areas, making it an ideal space for relaxing and entertaining. The kitchen provides ample storage, including a useful pantry cupboard, along with space for white goods.

There are two well-proportioned bedrooms, both offering comfortable accommodation, with one bedroom benefiting from a dedicated wardrobe area.

The bathroom comprises a WC, vanity wash hand basin and bath with shower over.

Externally, the property further benefits from a communal garden, providing an attractive outdoor space, alongside communal parking facilities. A communal laundry area is also available for residents' convenience.

Offering a practical layout and generous living space in a popular location, this apartment would make an ideal purchase for first-time buyers, or downsizers.

GENERAL INFORMATION:

Services: Central heating to radiators is provided by a combi boiler located in the Kitchen.

TENURE: The agent understands the property is Leasehold. We have been advised the term is 125 years from 05th May 1997. Service charge is approximately £575.00 per annum and Ground Rent is approximately £10.00 per annum.

Hallway

Reception Room

Kitchen

Bedroom

Bedroom

Bathroom

# Evergreen Court, Ashfield Avenue

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

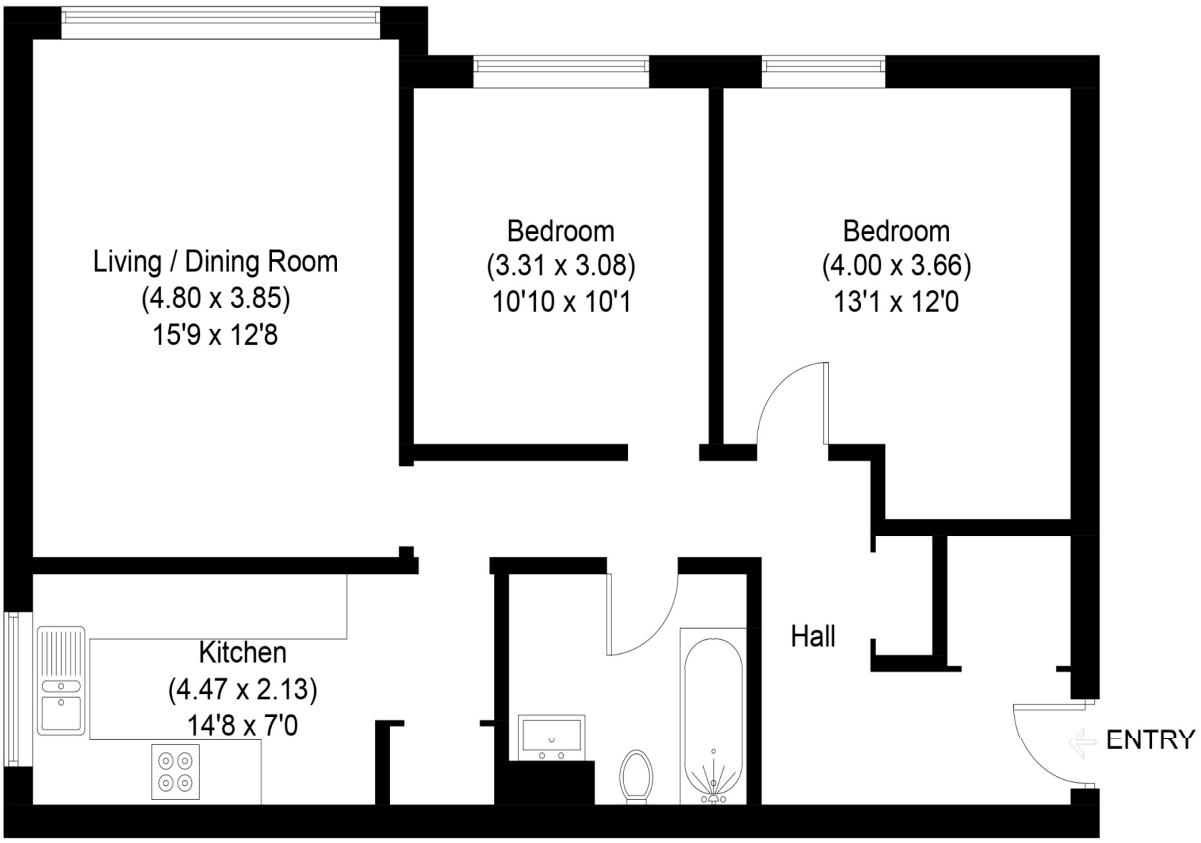



Illustration for identification purposes only, measurements are approximate, not to scale.









**THE CONSUMER PROTECTION REGULATIONS**
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

**MONEY LAUNDERING REGULATIONS**
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

**FLOOR PLANS**
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

**PROPERTY INFORMATION QUESTIONNAIRE**
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

**FIXTURES AND FITTINGS**
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

**GENERAL ADVICE**
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

**REFERRAL FEES**
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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