oulsnam







53 Lomaine Drive, Kings Norton, B30 1AH

Offers in the region of £150,000

EPC: E

VIEWINGS RECOMMENDED FOR THIS TWO BEDROOM GROUND FLOOR MAISONETTE SITUATED IN THIS POPULAR LOCATION. This property comprises of Porch, Open Plan Reception Room/ Kitchen, Inner Hall, Two Bedrooms, Shower Room and Rear Garden.
Energy Performance Rating: E. Council Tax Band: A.

LOCATION:

Lomaine Drive is situated within an established residential area of Kings Norton, Birmingham, offering a pleasant suburban environment with a range of local amenities nearby. The area benefits from convenient access to shops, supermarkets, cafés and schools, with further facilities available in the neighbouring Cotteridge area. Kings Norton railway station provides regular connections to Birmingham city centre and surrounding areas, alongside local bus services. There are also several nearby parks and recreational spaces, offering opportunities for outdoor activities. Overall, the location provides a good balance of residential surroundings, local amenities, green spaces and transport links.

HOW TO GET THERE: Enter into Sat Nav: B30 1AH.

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 residential location, this spacious two-bedroom ground floor maisonette offers well-presented and versatile accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property is accessed via a welcoming porch area, which is currently separated from the main accommodation by a curtain. This leads into a generous open-plan lounge and kitchen, offering an excellent living and entertaining space. The kitchen provides a range of storage units, space for white goods and a door giving direct access to the garden.

An inner hallway provides access to a particularly useful large storage cupboard, ideal for household essentials. There are two generously proportioned bedrooms, offering flexible accommodation, together with a modern-style shower room comprising a WC, vanity unit with countertop basin and walk-in shower.

Externally, the property benefits from its own garden, providing a valuable outdoor space for relaxation and enjoyment.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

GENERAL INFORMATION:

Services: Central heating to radiators is provided by a boiler located in the Airing Cupboard.

Tenure: The agent understands the property is Leasehold. The lease commenced for 143 years on 9th November 2007.

Entrance

Reception Room

Kitchen

Inner Hall

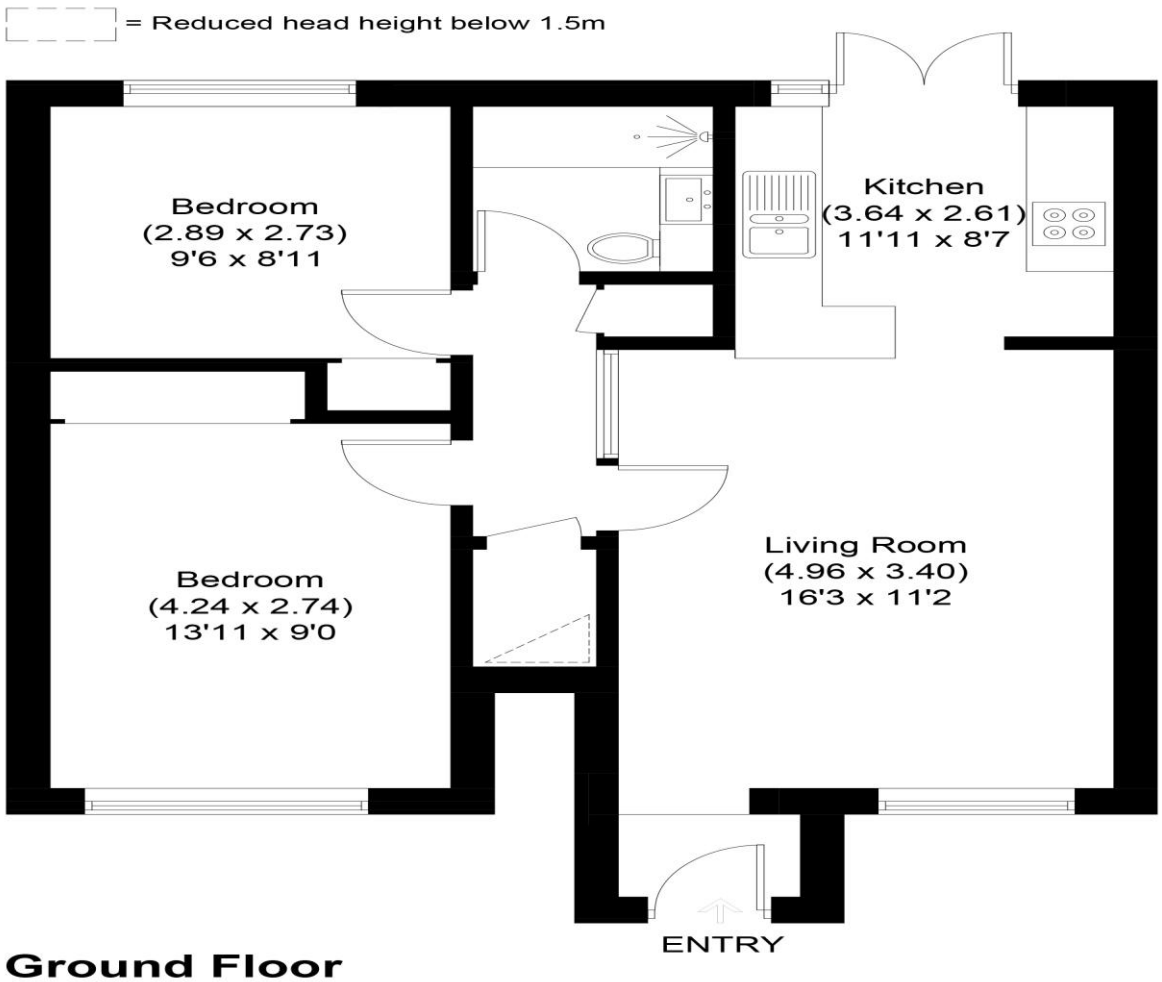
Bedroom

Bedroom

Shower Room

Lomaine Drive

Approximate Gross Internal Area
57.6 sq m / 620 sq ft



Ground Floor

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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