HERITAGE ESTATE AGENCY



38 Bloomsbury Grove, Kings Heath, Birmingham, B14 7NU

Offers In Excess Of £90,000

A One Bedroom Ground Floor Flat





Bloomsbury Grove comprises in further detail:
The property is set back from the road and approached via communal pathway leading to communal entrance door opening to hallway with private entrance door opening to:

Entrance Hallway
Ceiling light point, wall mounted electric heater and door to:

Lounge 15'1" excl recess x 13'3"
Window to side aspect, ceiling light point, wall mounted electric heater and feature brick fire surround.

Kitchen 10'1" x 4'10"
Ceiling strip light, built in storage cupboard, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units work surfaces over, tiled surrounds, inset sink and drainer unit and mixer tap over, electric oven with concealed extractor hood over space for fridge and plumbing for washing machine.

Bedroom 13'3" into wardrobes x 10'1"
Window to side aspect, ceiling light point, wall mounted electric heater and fitted wardrobes with sliding doors.

Bathroom 10'2" max x 6'6" max
Ceiling light point, extractor fan, wall mounted electric heater, part tiled walls, built in cupboard housing hot water cylinder and a bathroom suite comprising: panelled bath with mixer tap and shower attachment over, further electric shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside
Set in communal grounds with an allocated parking space.

Lease details
Approx term remaining:- 166 years (210 years from 24/06/1981)

Ground Rent - Peppercorn

Service Charge - £2131.50 per annum (£1065.75 for the period 25/06/2025 to 24/12/2025)

The vendor(s) have provided the information relating to the lease above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendor(s) and would advise any potential buyer obtain verification from their solicitor.

Agent Notes:
1. We are advised by the vendor of Bloomsbury Grove that property is situated in an area subject to a Tree Preservation Order.

2. Heritage Estate Agency feel it prudent to advise potentially interested parties that Bloomsbury Grove has a railway line nearby. (Will be a short walk to the new Pineapple Road train station on the Camp Hill line, which is due to open once work has finished).

3. We are advised by the vendor that the lease restricts the following:
- not to allow any trailer caravan or boat or any other form of transport on the development
- not to carry out nor allow to be carried out any vehicle maintenance on any part of the Development or the adjoining property
- not to assign underlet or part with possession of the premises as a whole without obtaining prior written





consent of the Landlord and the Company (such consent not to be unreasonably withheld)
- not to make any structural or external alterations or any additions to the premises without the prior written consent of the Landlord and Company
- not to use the premises for any other purpose than of a private residence in single occupation only
- not to use the premises for trade/business/manufacture or occupation or for any illegal or immoral act or purpose

We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

REFERRAL FEES
We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS
Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES
Heritage Estate Agency understands from the vendor that all mains drainage, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE
The agent understands that the property is Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

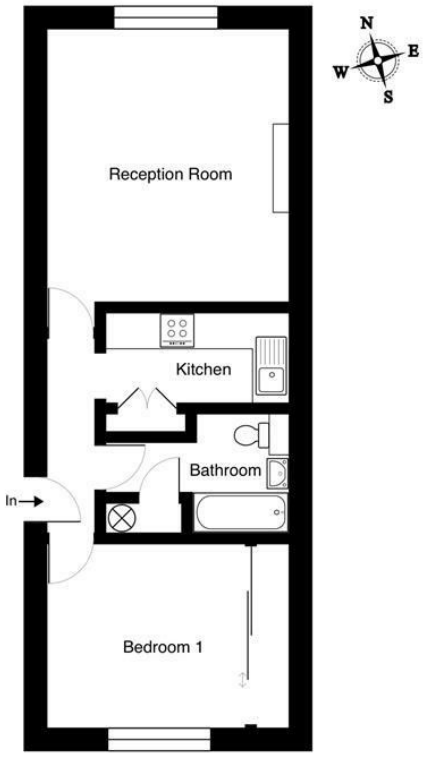
GENERAL INFORMATION
These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

COUNCIL TAX BAND
The vendor has informed us that the property is located within Birmingham City Council - Band A





Flat 38 Bloomsbury Grove, Kings Heath, B14 7NU.



Total Area: approx 47.7 m² ... 514 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'
Tel: (0121) 443 5900
Fax: (0121) 443 5901
E-mail:- info@heritage-estates.co.uk
Website:- www.heritage-estates.co.uk
Our opening times are:-
Monday - Friday 9.00am - 5.30pm
Saturdays - 9.30am - 4.00pm
Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

