



smarthomes

The Fairway

Ashorne Close, Hall Green, B28 9NZ

- A Beautifully Presented Two Bedroom Ground Floor Apartment
- Envious Views Over Robin Hood Golf Course
- Attractive Lounge With French Doors To Terrace
- Breakfast Kitchen
- Re-Fitted Shower Room
- No Upward Chain

£200,000

EPC Rating 74

Current Council Tax Band C





Property Description

This ground floor apartment is situated within a small gated development and is accessed via secure automated gate and intercom system leading through to allocated parking, communal gardens with mature trees and communal entrance with inner lobby extending to oak front door leading through to

Entrance Hallway

With radiator, ceiling down lighters, useful storage cupboard and doors leading off to



Attractive Lounge

11' 7" x 14' 1" (3.53m x 4.29m) With UPVC double glazed French doors leading out to terrace with enviable views over Robin Hood Golf Course, ceiling down lighters and radiator



Breakfast Kitchen

11' 7" x 8' 5" (3.53m x 2.57m) Being fitted with a range of wall and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, integrated fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, LVT flooring, cupboard housing boiler and two double glazed windows



Bedroom One

12' 6" x 10' 3" (3.81m x 3.12m) With double glazed French doors providing open views and leading out to the paved terrace, radiator, ceiling light point and fitted wardrobes

Bedroom Two

9' 9" x 12' 5" max (2.97m x 3.78m) With double glazed bay window to front elevation, radiator and ceiling light point





Re-Fitted Shower Room

Being re-fitted with a three piece white suite comprising double walk-in shower with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and floating wash hand basin, complementary aqua-panelling and tiling to water prone areas, tiled flooring, ladder style radiator and ceiling down lighters



Outside

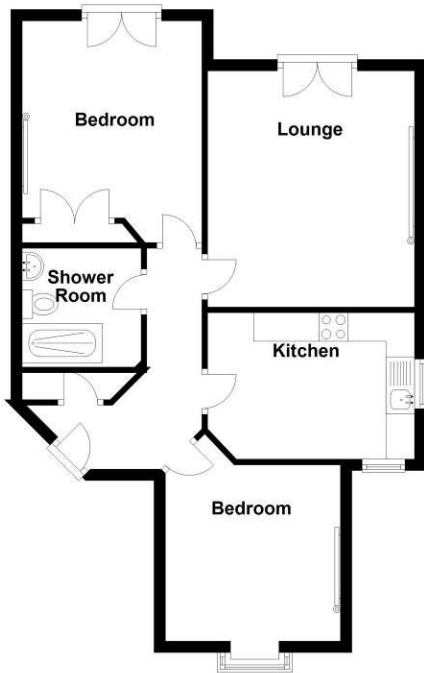
The apartment benefits from one allocated parking space and a paved terrace to rear providing fantastic views over Robin Hood Golf Course.

Tenure

We are advised by the vendor that the property is leasehold with approx. 112 years remaining on the lease, a service charge of approx. £1,800 per annum and a ground rent of approx. £219 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 Nigel Hodges. Current council tax band – C.

Ground Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



Total area: approx. 59.2 sq. metres (637.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.