



Hazeltree Croft, Acocks Green

Guide Price £139,950



PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN is this two bedroom ground floor maisonette ideal for first time buyers or investors. The property is set within a quiet cul-de-sac and is accessed via a welcoming entrance hallway connecting all rooms which consists of:- a large open plan living / dining room, fitted kitchen, two double bedrooms and a family bathroom. Outside the property enjoys a lawn rear garden which includes a patio seating area, a front garden and a garage in a separate block. To view this excellent property call Xact Homes on 0121 712 6222.

PROPERTY LOCATION

Hazeltree Croft is close to local amenities such as shops and schools, within easy reach of Acocks Green railway station and the Warwick Road which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out.

Council Tax band: B

Tenure: Leasehold





- Two Bedroom Ground Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Living / Dining Room
- Ample Storage Space
- Lawn Rear Garden With Patio Seating Area
- Quiet Cul-De-Sac
- No Service Charge
- Lease Of 131 Years
- Garage In A Separate Block

ENTRANCE HALL

OPEN PLAN LIVING/DINING ROOM

14' 12" x 10' 2" (4.57m x 3.09m)

FITTED KITCHEN

9' 0" x 6' 8" (2.75m x 2.02m)

BEDROOM ONE

11' 1" x 10' 11" (3.39m x 3.32m)

BEDROOM TWO

9' 1" x 7' 12" (2.78m x 2.43m)

BATHROOM

6' 11" x 5' 12" (2.12m x 1.82m)

OUTSIDE THE PROPERTY

REAR GARDEN WITH PATIO

GARAGE IN A SEPARATE BLOCK





ITEMS INCLUDED IN THE SALE

Integrated oven and hob, fridge freezer and washing machine, all carpets curtains and light fittings.

ADDITIONAL INFORMATION

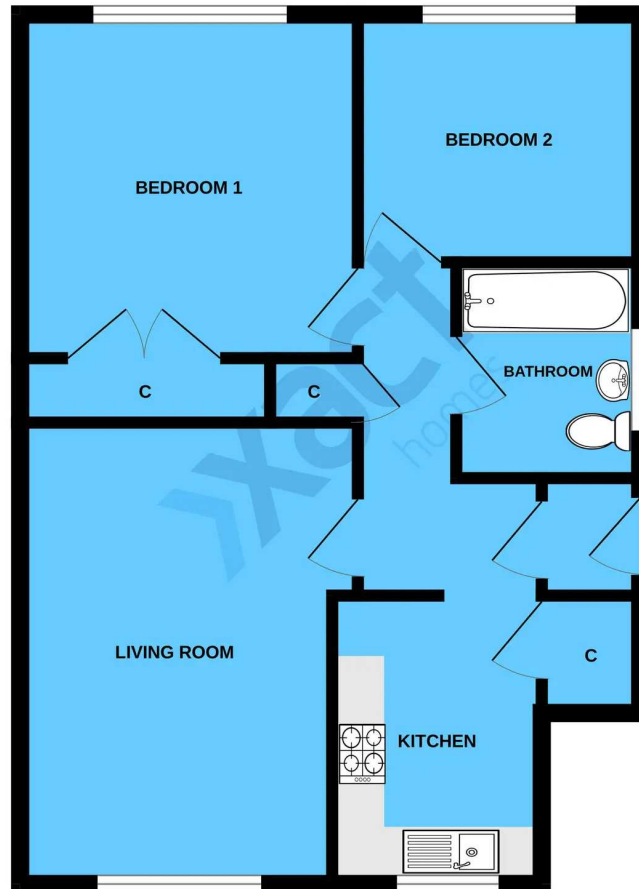
Services - Mains electricity, sewers and water on a meter. Ground Rent - £32.00 pa Remaining Years on Lease - 131 years Three heaters fitted in 2014 One Dimplex storage heater fitted in 2022 EPC rating is D

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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