



smarthomes

Highfield Road

Hall Green, Birmingham, B28 0HN

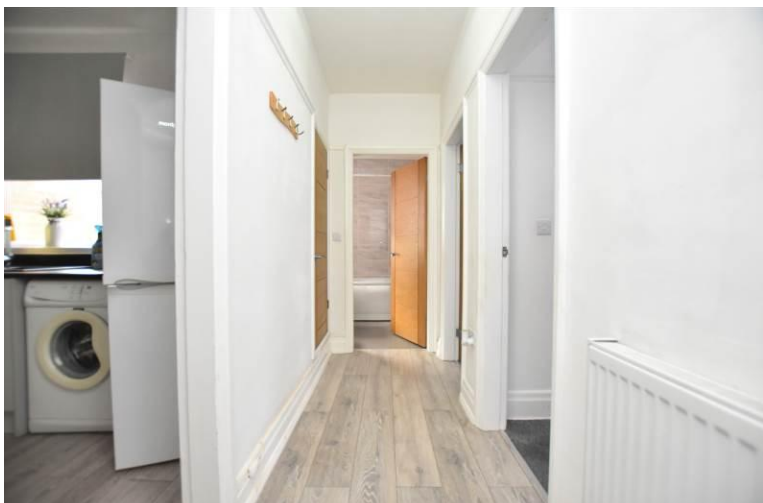
- A Refurbished One Bedroom Ground Floor Apartment
- No Upward Chain
- Lounge Diner
- Re-Fitted Kitchen & Bathroom

£130,000

EPC Rating 70

Current Council Tax Band B





Property Description

The property is conveniently located close to the Stratford Road and all its amenities, being within walking distance of Waitrose supermarket. Yardley Wood Train Station is a short walk away with links to Birmingham Moor Street and Stratford-Upon-Avon. Local bus routes give easy access to Shirley, Solihull Town Centre & Birmingham City Centre.

The property is set back from the road behind a walled stone chipping fore garden with shrubbery borders and paved pathway extending to feature covered communal entrance with contemporary door leading through to communal hallway



Private Entrance Hallway

With ceiling light point, picture rail, wood effect flooring, radiator, useful storage cupboard housing Worcester Bosch boiler and attractive doors radiating off to

Lounge Diner Front

13' 6" x 10' 10" (4.11m x 3.3m) With spot lights to ceiling, picture rail, double glazed half bay window to front elevation and radiator



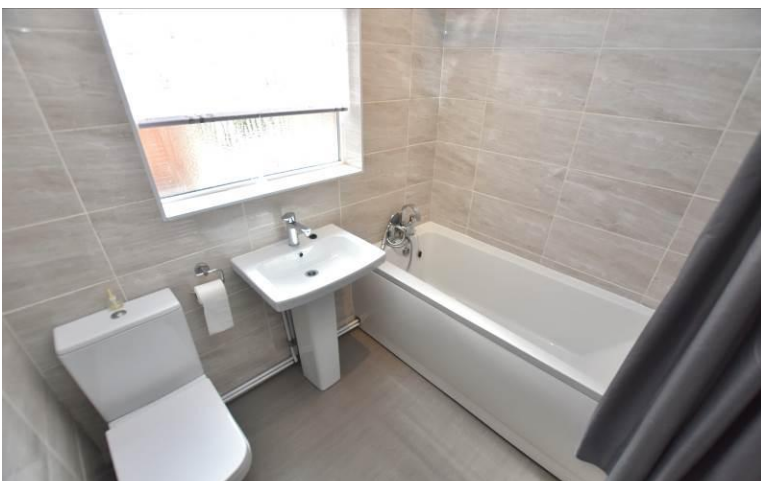
Re-fitted Kitchen

7' 5" x 8' 3" (2.26m x 2.51m) Being re-fitted with a range of wall, drawer and base units incorporating wine rack with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring hob with feature splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, wood effect flooring and double glazed window to side



Bedroom One to Front

13' 3" x 8' 5" (4.04m x 2.57m) With double glazed half bay window to front elevation, radiator, picture rail and ceiling light point



Re-fitted Bathroom to Rear

6' 4" x 5' 4" (1.93m x 1.63m) Being re-fitted with a three piece white suite comprising; panelled bath with mixer tap and shower attachment, low flush WC and pedestal wash hand basin, with complementary tiling to walls, obscure double glazed window to rear and ladder style radiator



Outside

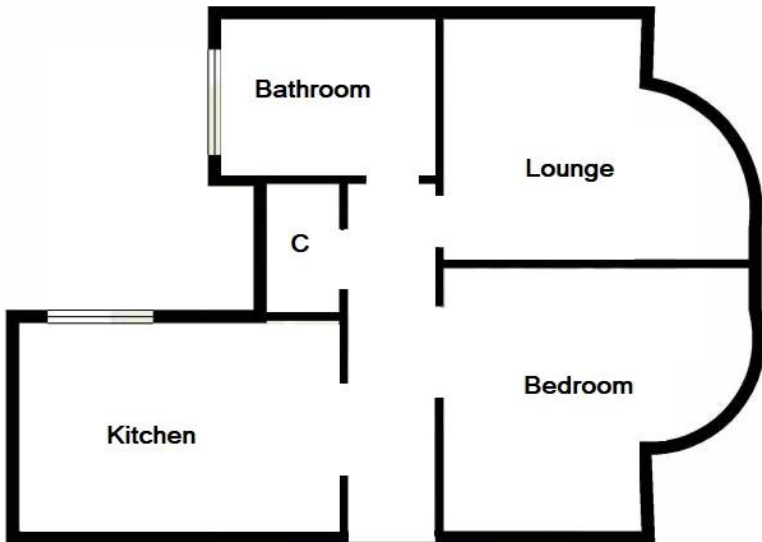
The apartment benefits from the use of well maintained lawned communal gardens to the rear being fenced with paved pathways



Tenure

We are advised by the vendor that the property is leasehold with approx. 153 years remaining on the lease, a service charge of approx. £1,250 per annum and a ground rent of approx. £25 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 Vendor.

Current council tax band – B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	78
(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.