



smart homes

## Hartshill House

Hartshill Road, Olton, B27 6PD

- A Very Well Presented Ground Floor Apartment
- Two Good Size Bedrooms
- Newly Installed Kitchen
- Newly Installed Gas Central Heating System
- Garage En-Bloc & Parking for Two Cars

**£145,000**

EPC Rating - 68

Current Council Tax Band - A





## Property Description

A very well presented ground floor apartment situated in a conveniently located cul-de-sac. Offering accommodation comprising a spacious lounge, newly installed kitchen, two good size bedrooms, modern bathroom, garage en-bloc, two parking spaces, garden area and a newly installed gas central heating system



The property is set back from the road behind a lawned garden area belonging to the apartment with a footpath leading to a communal entrance door. From the communal hallway a further private wooden front door leads into



### Entrance Hallway

With ceiling light point, radiator and doors leading off to



### Lounge to Front

12' 9" x 11' 1" (3.9m x 3.4m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point



### Newly Installed Kitchen to Rear

9' 2" x 6' 6" (2.8m x 2m) Being newly installed with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, newly installed concealed wall mounted gas central heating boiler, metro tiling to splash back areas, ceiling light point and a double glazed window to the rear aspect

### Bedroom Two to Rear

12' 9" x 7' 10" (3.9m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point

### Bedroom One to Front

11' 1" x 9' 6" (3.4m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

## Modern Bathroom to Rear

9' 6" x 4' 3" (2.9m x 1.3m) Being fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to full height, airing cupboard, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

## Garage En-Bloc

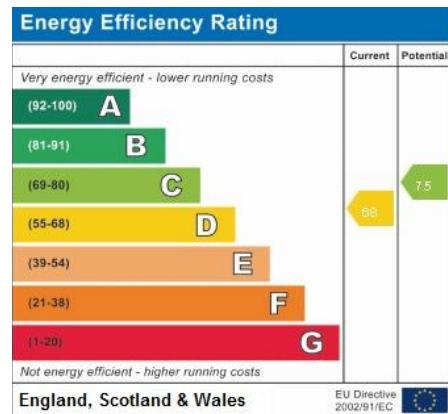
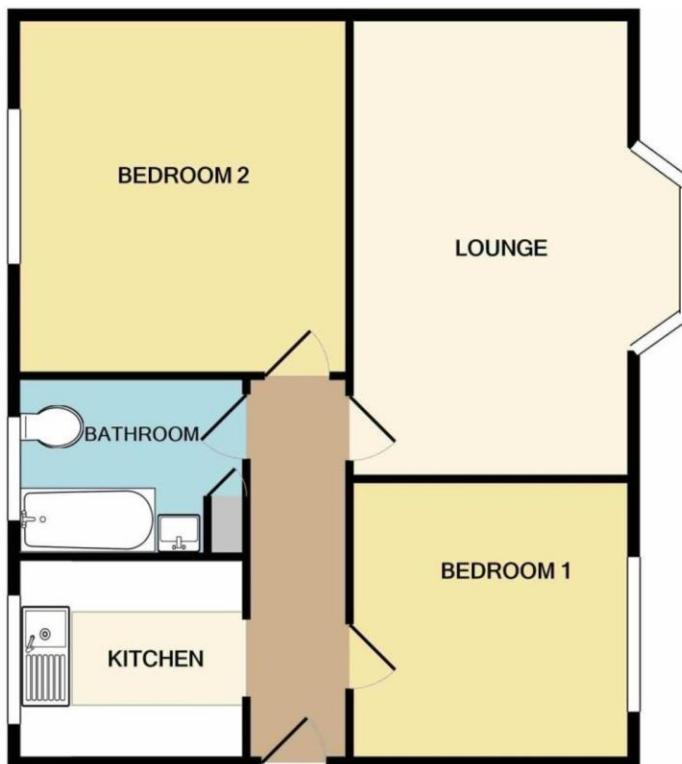
15' 8" x 7' 10" (4.8m x 2.4m) With an up and over door for vehicular access

## Parking

The property further benefits from two parking spaces

## Tenure

We are advised by the vendor that the property is leasehold with approx. 937 years remaining on the lease via "Hartshill House Ltd" which the apartment owns a 1/8 share of. There is a £15 per month contribution that covers communal insurance and electric 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 - A



316 Stratford Road  
Shirley  
Solihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
shirley@smart-homes.co.uk  
0121 744 4144

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