



smarthomes

Coach House Mews

Upper Skilts Farm, Gorcott Hill, B98 9ET

- A Charming Duplex Apartment Enjoying a Rural Location
- Two Double Bedrooms
- Master En-Suite with Freestanding Bath
- Downstairs Shower Room
- LPG Central Heating
- Open Plan Lounge/Kitchen/Diner

£245,000

EPC Rating - 81

Current Council Tax Band - C





Property Description

The property is accessed via a secure communal entrance with feature spiral staircase leading to the first floor communal landing. From here a private front door leads into

Entrance Hallway

10' 6" x 7' 3" (3.2m x 2.21m) With ceiling spotlights, stairs rising to master bedroom suite and door to



Open Plan Lounge/Kitchen/Diner

16' 7" x 14' 1" (5.05m x 4.29m) With two windows to rear aspect and additional window to side aspect, two radiators, oak effect flooring, ceiling spotlights and feature beams. The kitchen area with fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit, further incorporating a ceramic induction hob with electric oven beneath and extractor hood over. Built in fridge/freezer and dishwasher and a walk in cupboard with plumbing for washing machine



Bedroom Two

12' 10" x 7' 7" (3.91m x 2.31m) With windows to front and side aspect, central heating radiator and ceiling light point



Shower Room

6' 7" x 5' 3" (2.01m x 1.6m) Being fitted with a modern white suite comprising a walk in shower, vanity hand wash basin and low flush toilet. Partially tiled walls, tiled floor and ceiling spot lights



Study Area

With two skylights, radiator, ceiling light point and door to

Master Bedroom

15' 1" x 8' 10" (4.6m x 2.69m) With a feature bay window to front aspect with far reaching views, ceiling spot lights, radiator and door to

En-Suite Bathroom

8' 10" x 5' 7" (2.69m x 1.7m) Being fitted with a white suite comprising a feature free standing bath, vanity hand wash basin and low flush toilet. Tiled flooring, ceiling spotlights, heated towel rail and feature exposed beams

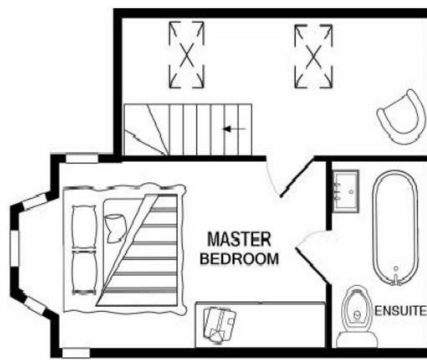
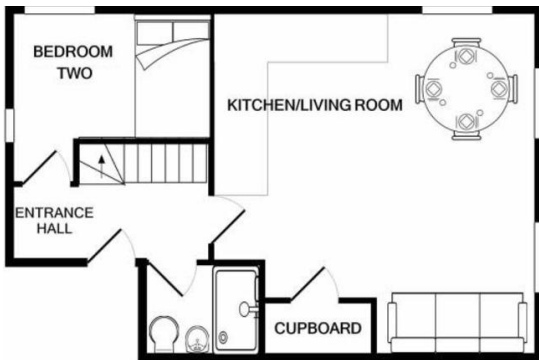


External

Outside the property benefits from a patio area with far reaching views over open fields and two allocated parking spaces

Tenure

We are advised by the vendor that the property is sold with the benefit of a share of the freehold, with approx. 993 years remaining on the lease and a service charge of approx. £1,900 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. Council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.