



smarthomes

## Green Court

Fox Hollies Road, Hall Green, B28 9DP

- An End-Terrace Property Requiring Some Refurbishment
- Two Double Bedrooms
- Private West Facing Rear Garden
- No Upward Chain

**Auction Guide Price**

**£135,000**

EPC Rating - 21

Current Council Tax Band - C





## Property Description

The property is situated in a discreet cul-de-sac location and is set back behind a lawned fore garden with access to residents parking. There is an external storage cupboard and a paved footpath leading to a UPVC double glazed door leading into

## Enclosed Porch

With obscure double glazed windows and further single glazed door leading to



### **Entrance Hallway**

With ceiling light point, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to



### **Lounge to Rear**

15' 5" x 13' 1" (4.7m x 4m) With a UPVC double glazed picture window over looking the rear garden and a UPVC double glazed door leading to rear, covering to ceiling and ceiling light point



### **Kitchen to Front**

11' 5" x 6' 10" (3.5m x 2.1 m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Freestanding electric cooker, tiling to splash back areas and floor, ceiling light point and a double glazed window to the front aspect

### **Landing**

With ceiling light point and doors leading off to



### **Bedroom One to Front**

9' 10" x 9' 10" (3m x 3m) With double glazed window to front elevation, over stairs storage cupboard and ceiling light point

## Bedroom Two to Rear

13' 1" x 9' 6" (4m x 2.9m) With double glazed window to rear elevation and ceiling light point

## Shower Room

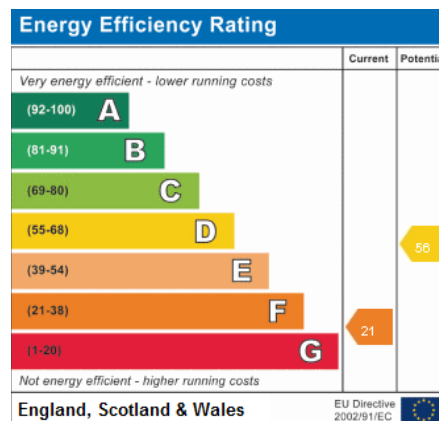
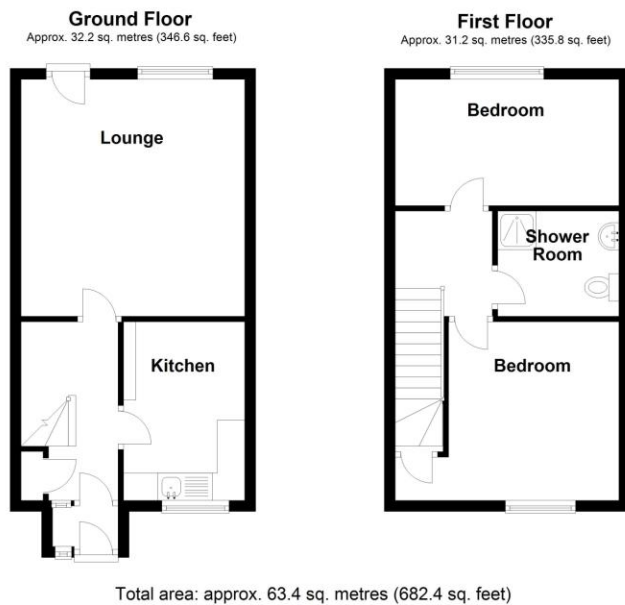
6' 2" x 5' 6" (1.9m x 1.7m) Being fitted with a corner shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Electric chrome heated towel rail, tiling to splash prone areas and floor and ceiling light point

## Private West Facing Rear Garden

With a crazy paved patio area, a variety of mature shrubs and bushes, fencing to one boundary and a useful storage cupboard

## Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £1,255.56 for maintenance of the communal areas via Bright Willis Property Management. 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



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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.