



smarthomes

Cole Valley Road

Hall Green, Birmingham, B28 0DL

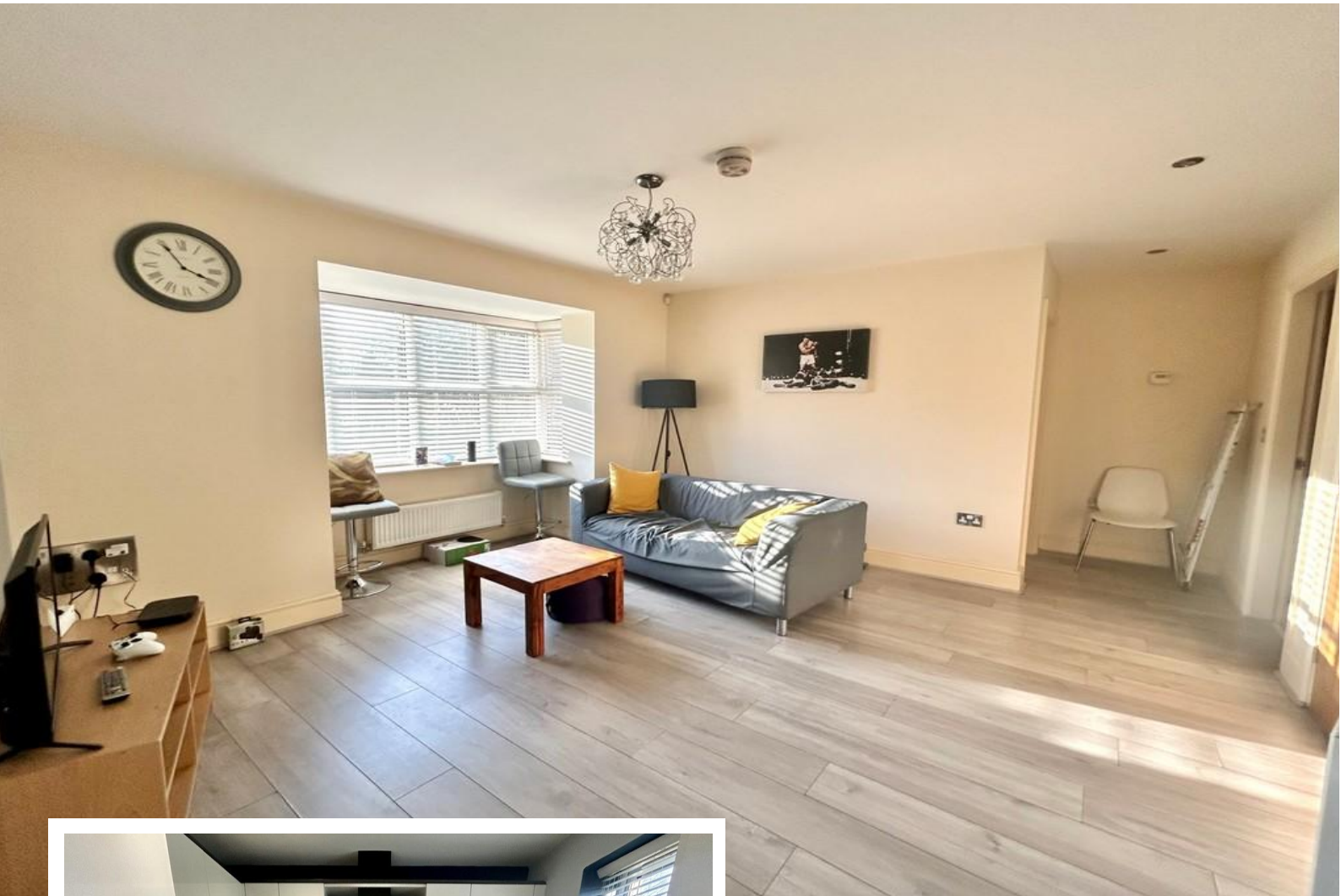
- A Well Presented Ground Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- No Upward Chain
- Within Walking Distance To Yardley Wood Train Station

Offers Over £170,000

EPC Rating 83

Current Council Tax Band C





Property Description

The property is set behind communal lawned fore gardens with retaining hedgerows with allocated off road parking to the rear and is accessed via composite front door leading through to



Spacious Lounge

14' 11" x 14' 11" (4.55m x 4.55m) With double glazed bay window to side, two radiators, wood effect flooring, ceiling light points, oak doors leading off to all rooms and opening through to



Kitchen to Front

8' 10" x 7' 7" (2.69m x 2.31m) Being fitted with a range of high gloss handle-less wall, drawer and base units with complementary Granite work surfaces and matching upstands, inset sink with mixer tap, four ring gas on glass hob with feature splashback and extractor canopy over, inset electric oven, integrated washer dryer, dishwasher and fridge freezer, cupboard housing Logic boiler, spot lights to ceiling, feature plinth lighting, tiled flooring and double glazed window to front elevation



Bedroom One

13' 1" x 10' 7" (3.99m x 3.23m) With double glazed window to side elevation, radiator, ceiling light point, wood effect flooring and fitted wardrobes



Bedroom Two

9' 2" x 10' 7" (2.79m x 3.23m) With double glazed window to side elevation, radiator, ceiling light point, fitted wardrobes and oak door to built-in storage



Bathroom

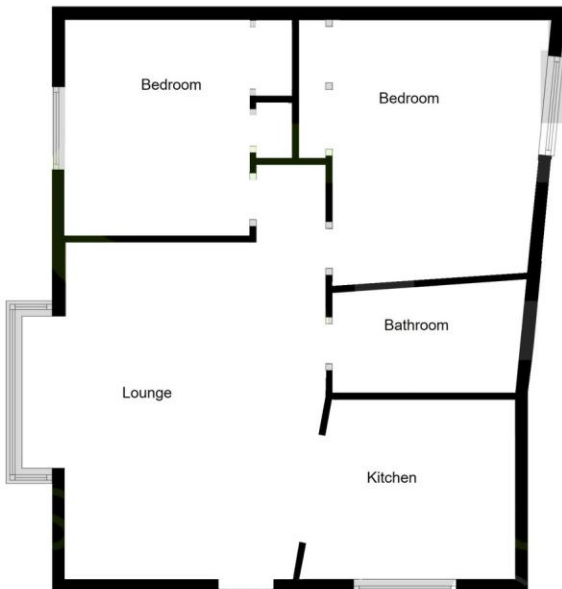
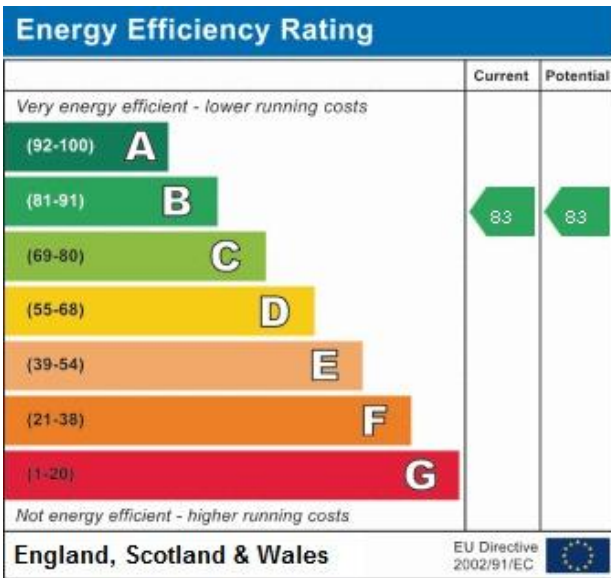
Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, ladder style radiator, shaver socket and spot lights to ceiling



Tenure

We are advised by the vendor that the property is leasehold with approx. 140 years remaining on the lease, a service charge of approx. £1200 per annum and a ground rent of approx. £200 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 – 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.