



6 Willow Tree Drive, Barnt Green, B45 8PB | £145,000  
Two Bedroom First Floor Apartment



**Summary:**

A two bedroom, over 55's first floor apartment in a quiet position amongst communal gardens, located on a delightful managed development in central Barnt Green village, within walking distance to amenities.

**Description:**

The bright and airy accommodation comprises: Ground floor entrance with stairs leading to the first floor hallway, sliding door to the lounge/diner (with storage cupboard) and kitchen with pleasant views. The larger of the two double bedrooms is equipped with fitted mirrored wardrobes and the bathroom has recently been refurbished.

Outside, the property features an external storage cupboard connected to the covered porch, communal gardens and residents parking.

Within the development, there is a visiting warden service two times a week, 24/7 emergency lifeline cords in several rooms of the property, community room used for a range of activities and laundry room.

**Services:** Mains water, mains drainage, electric storage heating.

**Window Glazing:** Single

**Tenure:** Leasehold (67 years remaining).

**Ground Rent:** £50 per annum.

**Service Charge:** £2,216 per annum (covering buildings maintenance, up keep of communal gardens, window cleaning, warden and lifeline and buildings insurance).

**Council Tax Band:** B (Bromsgrove District Council)

**Location:**

The property itself is set in the centre of Barnt Green, a delightful village with local shopping facilities, doctor's surgery, two churches, dentist, local school and train station. There are many sporting facilities including a cricket club, the renowned Blackwell Golf Club, sailing and many other clubs and societies. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately twelve miles away.



**Room Dimensions:**

**Lounge/Diner:**

15' 1" x 10' 2" (4.60m x 3.12m)

**Kitchen:**

8' 10" x 7' 2" (2.71m x 2.20m)

**Master Bedroom:**

13' 5" x 8' 9" (4.10m x 2.68m)

**Bedroom Two:**

10' 5" x 7' 10" (3.20m x 2.40m)

**Bathroom:**

5' 8" x 6' 10" (1.73m x 2.10m)

**EPC: C**

**Council Tax Band: B**

**Tenure: Freehold**

For more information on Willow Tree Drive or to arrange a viewing, please call the Barnt Green Office on 0121 447 8300

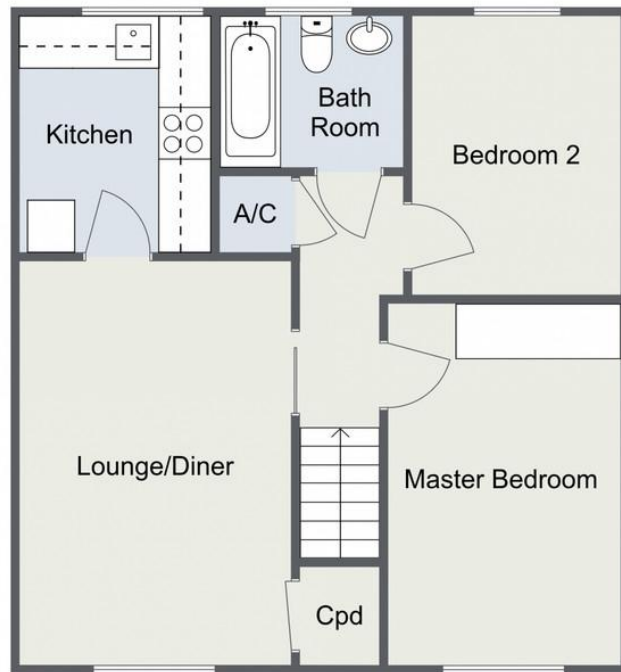




# Willow Tree Drive, Barnt Green

Total Approximate Area: 51.7 sq. m (556.49 sq. ft)

## First Floor Apartment



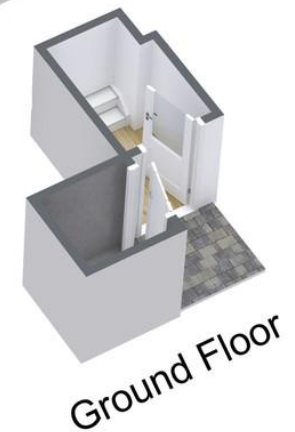
## Ground Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

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## First Floor Apartment



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