



smarthomes

Marion Way

Hall Green, Birmingham, B28 0BJ

- A Well Presented Two Bedroom First Floor Maisonette
- Attractive Lounge Diner & Modern Breakfast Kitchen
- Rear Garden
- No Upward Chain

£150,000

EPC Rating '75'





Property Description

The property is set back from the road behind a paved pathway leading to gated access to rear garden and wooden front door leading into enclosed porch having a UPVC double glazed door leading into entrance hallway with cupboard housing electric consumer board, ceiling light point and stairs leading to the first floor

First Floor Hallway

With wall mounted radiator, loft access with pull down ladders to fully boarded loft housing central heating Potterton gas boiler, ceiling light point, useful storage cupboard and doors off to



Breakfast Kitchen to Front

11' 1" x 8' 10" (3.4m x 2.7m) Being fitted with a modern range of high gloss wall drawer and base units with wood effect roll top laminate surface incorporating sink and drainer unit with mixer tap and four ring gas hob with extractor over, eye level Hotpoint double oven and grill, space for fridge freezer, plumbing for dishwasher and washing machine, breakfast bar area, ceiling light point, laminate flooring and UPVC double glazed window to front elevation



Attractive Lounge Diner to Front

14' 5" x 11' 1" (4.4m x 3.4m) With UPVC double glazed window to front elevation, laminate flooring, coving to ceiling, ceiling light point, large double convector radiator, television aerial point and feature electric fire



Bedroom One to Rear

14' 1" x 10' 9" (4.3m x 3.3m) With UPVC double glazed window to rear elevation, wall mounted radiator, coving to ceiling and ceiling light point



Bedroom Two to Rear

11' 9" x 8' 10" (3.6m x 2.7m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point



Bathroom

7' 10" x 6' 6" (2.4m x 2.0m) Being fitted with a three piece white suite comprising panelled bath with Triton shower over and glazed screen, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to side, wall mounted radiator, ceiling light point, tiling to walls and useful airing cupboard

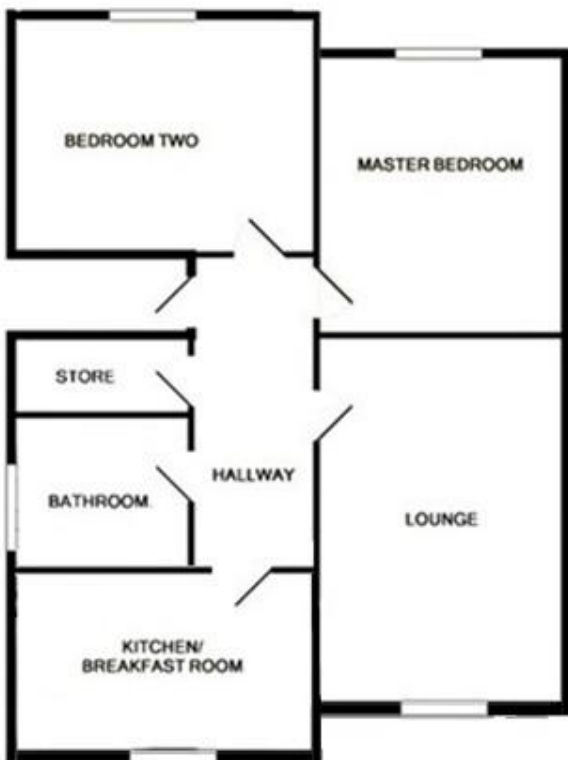


Rear Garden

Being mainly laid to lawn with paved pathway leading to timber framed shed, fencing to boundaries and a variety of mature shrubs and bushes

Tenure

We are advised by the vendor that the property is leasehold with approx. 94 years remaining on the lease and a ground rent of approx. £50 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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. 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/tenants are advised to recheck the measurements