



Offers Over £110,000

Woodlands Way, Chelmsley Wood, Birmingham, B37 6RN

**** MEWS FLAT ** TWO DOUBLE BEDROOMS ** PRIVATE REAR GARDEN ** IMMACULATE ****

This mews flat is situated in a cul-de-sac location and consists of a shared secure entrance door into the communal entrance hallway which gives way to the shared entrance door to the private rear garden areas. The property itself consists of an entrance hallway, lounge area to the front, kitchen and family bathroom to the rear, and the two bedrooms to either side of the property. The property has been maintained and decorated throughout to a beautiful standard, the rear garden is low maintenance and has the benefit of a brick storage area situated under the flat area. For lease, service charge, and ground rent details please see details below. Energy Efficiency Rating:- Awaiting

Approach

The property is approached via a secure locked shared entrance door with one neighbouring property. Once through the secured door there is a communal shared entrance hallway (nothing is allowed to be stored under the stairs for Health & Safety reasons) which gives access straight through to the private garden areas. Follow the stairs to the first floor landing area and the private UPVS door allowing access to:-

Entrance Hallway

Two storage cupboards (one housing the boiler) wood effect flooring, and a radiator. Doors to:-

Lounge

16'6" x 11'3" (5.03m x 3.43m)

Double glazed window to the front, radiator and wood effect flooring

Kitchen

11'1" x 7'11" (3.38m x 2.41m)

Range of wall mounted and floor standing base units with a work surface over

incorporating a stainless steel effect sink and drainer unit. Plumbing for a washing machine, partly tiled walls, tiling to the floor area, and a double glazed window to the rear.

Bedroom One

12'1" x 11'2" (3.68m x 3.40m)

Double glazed window to the front, and a radiator.

Bedroom Two

11'9" x 8'3" (3.58m x 2.51m)

Double glazed window to the rear, radiator, and built in wardrobe with double access doors.

Bathroom

7'11" x 5'3" (2.41m x 1.60m)

Suite comprised of a panelled bath with an electric shower unit over, low flush WC and a pedestal wash hand basin. Radiator, partly tiled and partly wooden panelling to the walls, wood effect flooring, and a double glazed window to the rear

OUTSIDE

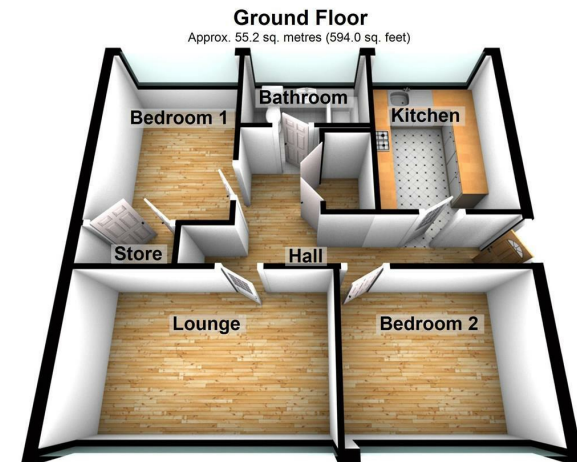
Rear Garden

Decorative gravel and slate covered flower bed/patio areas, further patio area allowing access to the under property secure storage area which also has the benefit of an outside tap, and leading to the artificial low maintenance lawn area with a paved pathway to the side leading to the access gate into the communal walkway. Fence borders, flower bed to one side.

FURTHER INFORMATION

Lease term was 125 years from 10/09/1984 therefore there are 83-84 years remaining
Service Charge - £104.00 per quarter
Ground Rent - £2.50 per quarter
Solihull Council are the freeholders
Council Tax Band - A





Total area: approx. 55.2 sq. metres (594.0 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(28-34) E		
(21-27) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	