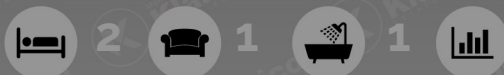


Stratford Road, Hall Green



£115,000



## Stratford Road, Hall Green

- Flat
- Family room
- Bathroom
- Chain Free
- Leasehold
- 2 Bedrooms
- Kitchen
- Off Street Parking
- Over 55's

Klarico Estate Agents present this 2 bedroom apartment situated in Gracewell Court, Stratford Road, Hall Green, Birmingham. Benefits from an allocated garage, communal off-street parking, bathroom, kitchen and spacious hallway.

This flat consists of a good sized family room with a kitchen, bathroom and two good sized bedrooms all located on the one floor available immediately! Remaining lease term of 109 years. The property is advertised to over 55's

Within the local proximity can be found a range of local amenities including retail and food outlets, whilst public transport links can be found within a short walking distance. This property sits approx. 4 miles outside of Birmingham City Centre.

### Living Room

5.92m x 3.43m (19'5" x 11'3")

Double glazed window to rear, coving to ceiling, ceiling light, wall lights, carpet, skirting boards, wall mounted radiator, chimney breast with gas fire

### Kitchen

2.78m x 1.75m (9'1" x 5'9")

Double glazed window to rear, ceiling light, laminate flooring, fitted storage cupboards, drainer sink with mixer tap, plumbing for white goods, gas cooker, oven, extractor fan

### Bedroom 1

4.22m x 3.44m (13'10" x 11'3")

Double glazed window to rear, ceiling light, coving to ceiling, carpet, skirting boards, wall mounted radiator

### Bedroom 2

6.24m x 2.62m (20'6" x 8'7")

Double glazed window to rear, coving to ceiling, ceiling light, carpet, skirting boards, wall mounted radiator

### Bathroom

2.12m x 1.71m (6'11" x 5'7")

Ceiling light, wall tiles, laminate flooring, toilet, vanity wash basin with mixer tap, bath with electric shower unit, extractor fan

### Rear Garden

Laid lawn

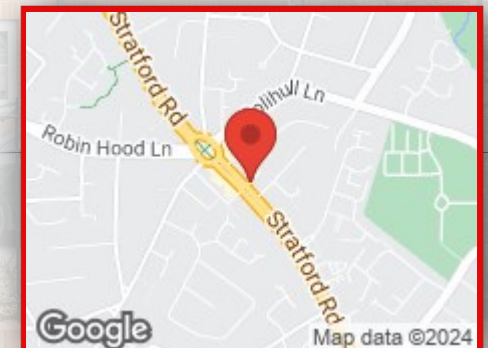
### Communal Area

Communal room, visiting room, laundry room

### Parking

Parking to front and parking to rear

## Directions



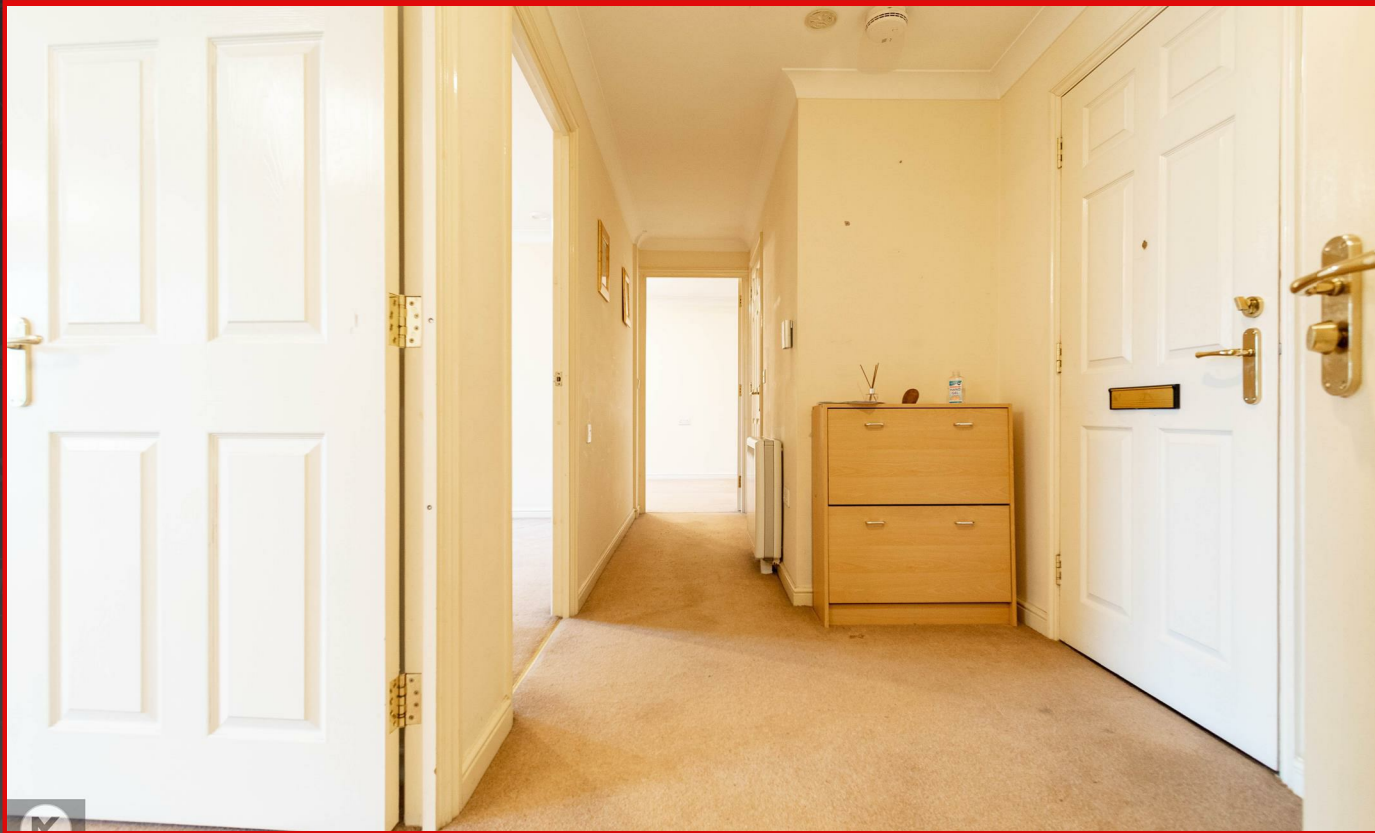


Stratford Road, Hall Green





Stratford Road, Hall Green





# Stratford Road, Hall Green





Stratford Road, Hall Green



Manny  
**Klarico**  
ESTATE AGENTS



This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

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