

# Sleaford Road, Hall Green



**£130,000**

KLARICO Estate Agents are delighted to present this stunning 1 Bedroom Masionette located within a prominent part of Birmingham. Good condition.

The flat provides a spacious living room to the front followed by access to a well kept kitchen. Benefits from having 1 large reception room alongside a good sized family bathroom. Within the local proximity can be found a range of shopping outlets. Public transport links can be found within walking distance. This flat sits approx. 5 miles from Birmingham City Centre.



## Sleaford Road, Hall Green

- 1 Bedroom Maisonette
- Kitchen
- Double Glazing
- Well Presented
- Ideal Family Home
- Reception Room
- Good Condition
- Gas Central Heating
- Leasehold

### Reception Room

13'9" x 9'10" (4.20m x 3.00m)  
Double glazed window to front, wall mounted radiator, carpet, skirting, ceiling light, coving to ceiling

### Kitchen

10'5" x 8'6" (3.20m x 2.60m)  
Double glazed window to front, heated wall mounted towel rail, tiled walls, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap, ceiling light

### Bedroom

11'1" x 9'10" (3.38m x 3.00m)  
Double glazed window to rear, wall mounted radiator, carpet, skirting, ceiling light

### Bathroom

8'6" x 7'10" (2.60m x 2.40m)  
Double glazed window to rear, wash basin, bathtub toilet, tiled flooring, tiled walls, ceiling light

### Tenure

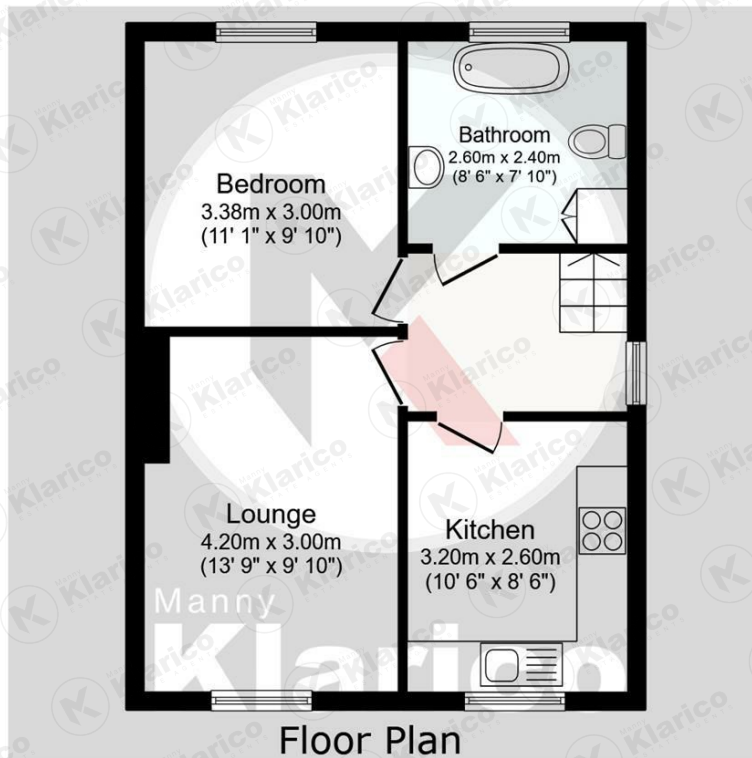
We have been advised that the tenure on this property is leasehold with 125 years granted from 2019 of which 120 years are remaining.

### Directions



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Floor area 43.8 m<sup>2</sup> (471 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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