

Welby Road, Hall Greren



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Offers Over £190,000

Welby Road, Hall Green

- Apartment Flat
- 2 Bedrooms
- Communal Parking
- Double Glazing
- Ideal for First Time Buyers
- Reception Room
- Impressive Kitchen/Diner
- Communal Garden
- Ideal Buy to Let
- Ideal Family Home

Tenure: Leasehold
Council Tax Band: B

Welcome to this charming ground floor flat located on Welby Road in Birmingham. Built in 2016, this modern property offers a delightful living experience with its spacious layout and well-designed rooms. Spanning an impressive 623 square feet, the flat features two generously sized bedrooms, perfect for relaxation or accommodating guests.

The reception room is inviting and provides a wonderful space for entertaining or unwinding after a long day. The bathroom is well-appointed, ensuring comfort and convenience for all residents.

One of the standout features of this property is the parking space available for one vehicle, a valuable asset in this bustling city. The flat's contemporary design, combined with its practical amenities, makes it an ideal choice for first-time buyers, young professionals, or those looking to downsize without compromising on space.

Situated in a desirable area of Birmingham, this flat is close to local amenities, parks, and transport links, making it easy to explore the vibrant city and its surroundings.

In summary, this well-maintained flat on Welby Road offers a perfect blend of modern living and comfort, making it a fantastic opportunity for anyone seeking a new home in Birmingham. Don't miss the chance to view this lovely property and envision your future here.

Lounge/Dining Room

5.15m x 3.53m (16'11" x 11'7")

Double glazed window to rear, carpet flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

2.85m x 3.08m (9'4" x 10'1")

Double glazed windows to side and rear, Lino flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated oven, integrated fridge freezer, washing machine and drier, plumbing for white goods

Bedroom 1

3.38m x 3.10m (11'1" x 10'2")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

2.48m x 3.10m (8'2" x 10'2")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

2.25m x 2.35m (7'5" x 7'9")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Communal Garden

Spacious garden, garden slabs, fence panels to boundaries, laid lawn

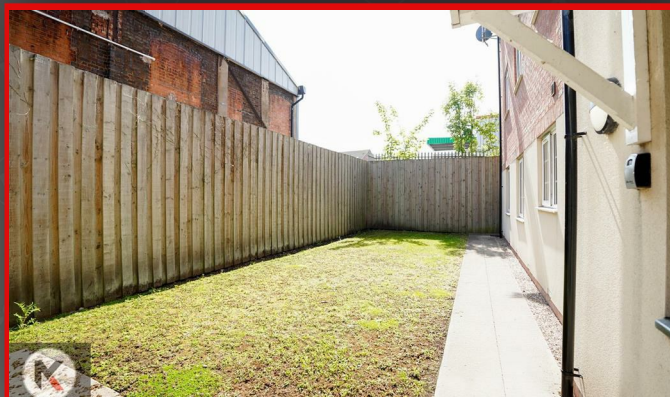
Directions



Welby Road, Hall Green



Welby Road, Hall Green





Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 57.8 sq. metres (622.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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