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**Flat 5 Hafren Close  
Rubery  
Rednal  
Birmingham  
B45 0NZ**

**Offers Over £85,000**

**Ground Floor Maisonette  
One Double Bedroom  
Lounge/Diner  
Kitchen  
Bathroom  
Double Glazing & Electric Heating  
Parking  
Extended Lease 152 Years Remaining**

**GROUND FLOOR MAISONETTE, IN A GOOD LOCATION CLOSE TO GREAT PARK AMENITIES. IDEAL BUY-TO-LET INVESTMENT PROPERTY OR FIRST TIME BUYERS HOME.**

The accommodation briefly comprises, Entrance Lobby, Lounge/Diner, Kitchen, Bathroom and one Double Bedroom, Double Glazing and Electric Central Heating and Parking.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



**Approached via Tarmacadam car park, Communal fore garden laid to lawn, UPVC Entrance doorway into Lobby area with door off.**

**Inner Hallway** with Airing Cupboard Housing Water Tank

**LOUNGE/DINER**  
**12'01" x 10'11" 3.68m x 3.32m**  
Double Glazed Window to front Elevation, Electric Storage Heater, Hatch to kitchen area, Laminate Flooring, ceiling point, Hatch and open doorway into kitchen area.

**BATHROOM**  
**6'02" x 5'06" 1.87m x 1.67m**  
Double Glazed window rear elevation, Panelled Bath, Pedestal Wash Hand Basin and W.C., central light point

**LEASEHOLD 152 YEARS REMAINING ON LEASE.**

**EPC RATING – C  
COUNCIL TAX BAND - A**

**KITCHEN**  
**7'05" x 6'05" 2.26m x 1.95m**  
Base and wall units, Stainless Sink unit with taps over, space for electric cooker, and fridge freezer, Tiled splash backs, Vinyl flooring, Door to.

**BEDROOM**  
**11'02" x 9'09" 3.40m x 2.97m**  
Double Glazed window to rear elevation, Electric Storage Heater, Laminate flooring, Central light point.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.