



## Flat 2 Hill Court 230 Leach Green Lane

Rednal, Birmingham, B45 8DT

Offers In The Region Of £145,000





**\*TWO BEDROOM GROUND FLOOR FLAT!\*** Located in this popular spot which offers excellent access to all of the nearby places of interest which includes the new development at Longbridge, the Lickey Hills, local motorway network with excellent commuter links, local schools and amenities and also has the added bonus of being sold with no onward chain! Offering lots of potential the accommodation on offer briefly comprises; communal hallway, inner lobby area, living dining room with sliding patio door giving views and access to the communal gardens, kitchen, two bedrooms, shower room and garage in a separate block . The property further benefits from double glazing (where specified), central heating and having the Lickey Hills being located just to the rear. EPC rating D. To arrange your viewing please call our Kings Norton Office.



### Approach

The property is approached via a secure front entry door opening into communal hallway with further front entry door opening into:

### Inner Lobby

With intercom system, useful storage cupboard and further internal door with glazed surround opening into:

### Living Dining Room

10'9" max x 18'8" (3.301 max x 5.690)

With central heating radiator, sliding double glazed patio doors to the rear aspect, two ceiling light points and door and internal glazed window opening into:

### Kitchen

10'9" x 7'2" (3.296 x 2.192)

With a double glazed window to the front aspect, ceiling light point, a selection of wall and base units, one and a half bowl sink and drainer with mixer tap over, space facility for cooker, washing machine and fridge freezer and further appliance and tiling to splash back areas.

### Hallway

From living room door opens into hallway with ceiling light point, door opening into useful storage cupboards with one housing the water tank and the other housing the central heating boiler and doors opening into:

### Bedroom Two

12'10" max x 8'5" max (3.923 max x 2.571 max)

With a double glazed window to the rear aspect, in-built wardrobe, central heating radiator and ceiling light point.

### Shower Room

5'0" x 6'10" (1.542 x 2.084)

With a corner entry shower with wall mounted electric shower over, ceiling light point, wash hand basin at vanity unit, low flush WC, central heating radiator, tiling to walls, tiling to splash backs and extractor fan.

### Bedroom One

12'10" x 10'4" (3.932 x 3.170)

With central heating radiator, double glazed window to the front aspect and ceiling light point.

### Garage

Not inspected.

### Communal Gardens

Can be accessed from the Living Dining Room and offer a paved patio area, mature lawned area with the Lickey Hills being beyond the rear fencing.

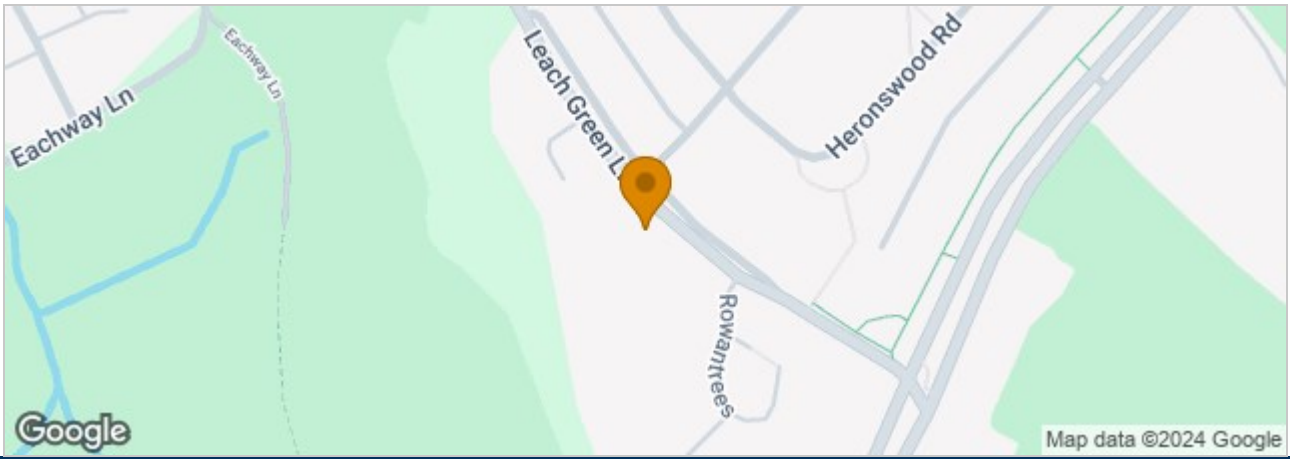
### Tenure

We have been informed that the property is Leasehold with 958 years remaining, £115 per month service charge (all subject to Legal confirmation).



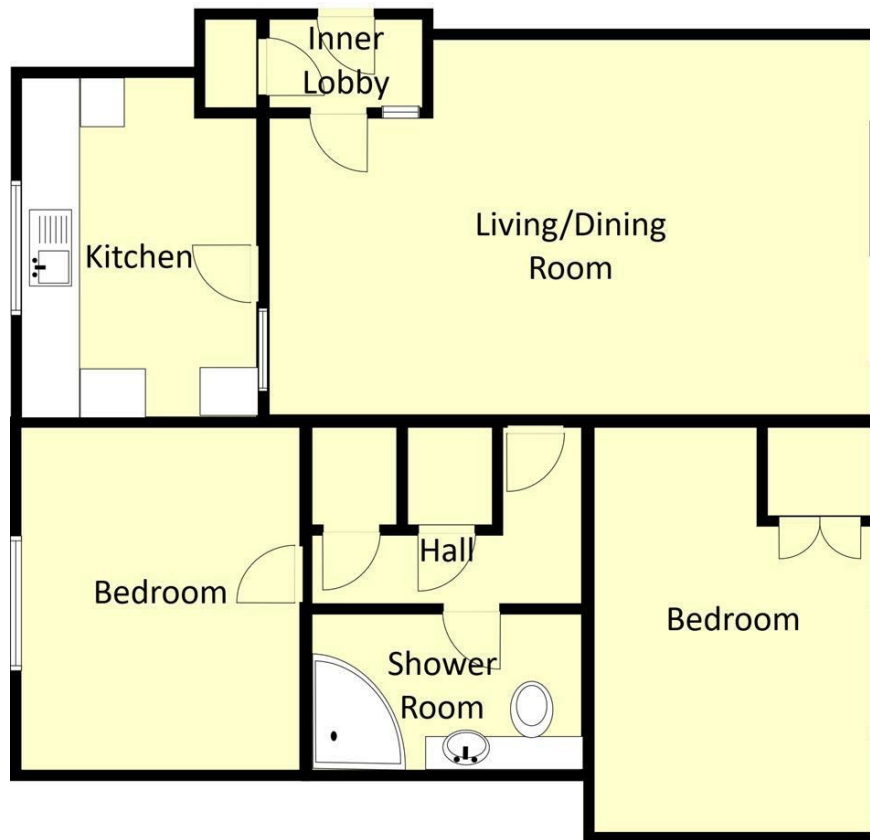






## Floor Plan

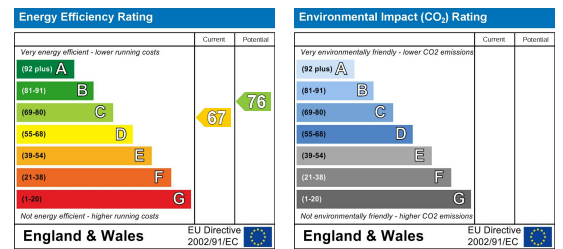
### Hill Court For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.