



22 Viggers Court, B28 9BH

Sale Price £122,500



**Love
Property Co.**

22 Viggers Court, 1232 Stratford Birmingham, B28 9BH

Tenure - Leasehold

EPC Rating - C

Council Tax Band –

Love Property Co are pleased to offer this well presented one-bedroom apartment, positioned on the second floor, providing an accessible and low maintenance living space. This property is positioned in the highly sought-after area of Hall Green.

Securely accessed from outside via electronic locks with shared corridor to the front door. The residents' car park is also secured by a barrier.

Accommodation briefly comprises: entrance hall with several storage cupboards; fitted kitchen with oven and gas hob plus ample space for freestanding appliances; lounge with views to the front of the property and window looking onto the communal lawns; good-sized bedroom with plenty of space for furniture; and the bathroom providing a bath with additional electric shower, wash basin and WC. Communal gardens and allocated parking.

Hall Green is a very popular residential area known for its excellent shops and convenient location. Residents here enjoy easy access to a range of local amenities, including shops, eateries and good schools. The property is situated minutes from Stratford Road (A38), offering speedy access to Birmingham city centre, Shirley & Solihull, and the M42. In addition, Hall Green and Yardley Wood train stations provide services to Birmingham and Stratford-Upon-Avon.



PROPERTY MEASUREMENTS:

Kitchen

7' x 9' 9" (2.13m x 2.97m)

Lounge

17' 3" x 10' 9" (5.26m x 3.28m)

Bedroom

14' 5" x 8' 6" (4.39m x 2.58m)

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

TOTAL 508.2 sq. feet (47.2 sq. metres)

Leasehold: 89 years remaining

Service Charge: £1358.00 Per Annum

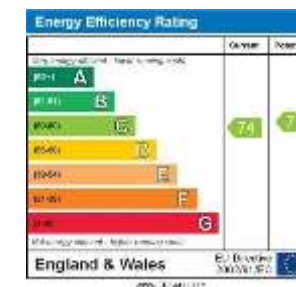
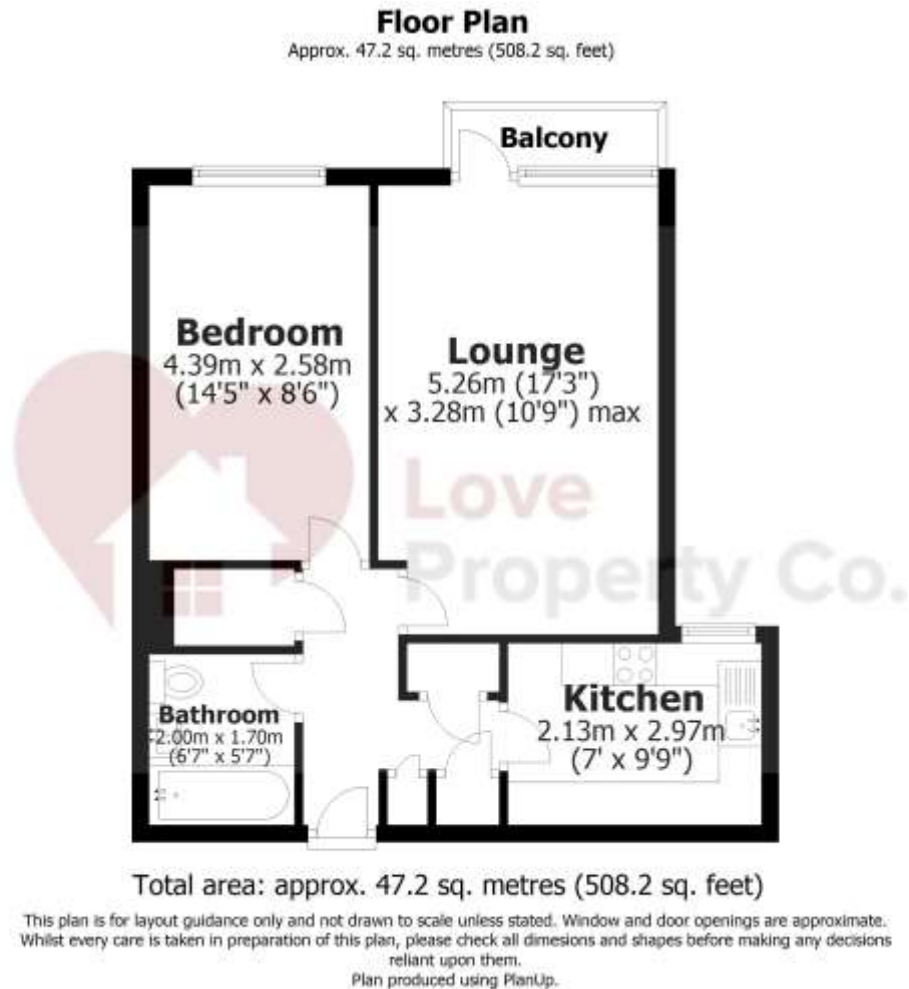
Ground Rent: £10.00 Per Annum



MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

