



Connells

The Hill
Woodgate



Property Description

Welcome to this charming 1-bedroom maisonette, a delightful blend of modern comfort and convenience. Situated on the ground floor, it boasts a long lease, ensuring peace of mind and stability for years to come.

Upon entering, you're greeted by an inviting open-plan lounge and fully fitted kitchen area, perfect for entertaining guests or enjoying quiet evenings in. The seamless flow between the lounge and kitchen creates a sense of spaciousness, making it an ideal setting for relaxing or socializing.

The generously sized double bedroom offers a tranquil retreat, providing ample space for rest and relaxation. With neutral decor and plenty of natural light, it's a calming sanctuary to unwind after a busy day.

Step into the modern bathroom with sleek fixtures and contemporary design. Comprising of walk-in shower cubicle, low flush w.c and sink with vanity unit.

Venture outside to discover your own private garden, a hidden oasis where you can soak up the sunshine, enjoy al fresco dining, or simply admire the lush greenery. Surrounded by tall fences, it offers a sense of seclusion and privacy, perfect for outdoor gatherings or peaceful moments of solitude.

With no chain, the process of making this maisonette your own is smooth and straightforward. Whether you're a first time

buyer, downsizing or seeking an investment opportunity, this property offers the perfect blend of comfort, convenience, and lifestyle.

Approach

Set back behind a communal lawned area, foot path leading to main accommodation.

Hallway

Light point, doors off to the rest of the accommodation.

Lounge

21' 1" x 9' 8" (6.43m x 2.95m)

Double glazed window and door to garden, tv point, 2 radiators, spotlighting, storage cupboard,

Fitted Kitchen

9' 2" x 6' (2.79m x 1.83m)

Modern fitted kitchen with a range of matching wall and base units, gas hob, oven beneath and extractor overhead, breakfast bar offering a perfect seating area for entertaining, tiled splash back, sink with drainer, double glazed window.

Double Bedroom

12' 6" x 8' 11" (3.81m x 2.72m)

Feature spotlighting, double glazed window, panelled radiator.

Shower Room

Walk in enclosed fully tiled shower cubicle, vanity wash hand basin with mixer tap, low flush w.c, double glazed window, extractor fan, radiator.

Rear Garden

Private enclosed rear garden comprising of: timber decked patio, lawned area with shrubbery and timber fencing.

Agents Note

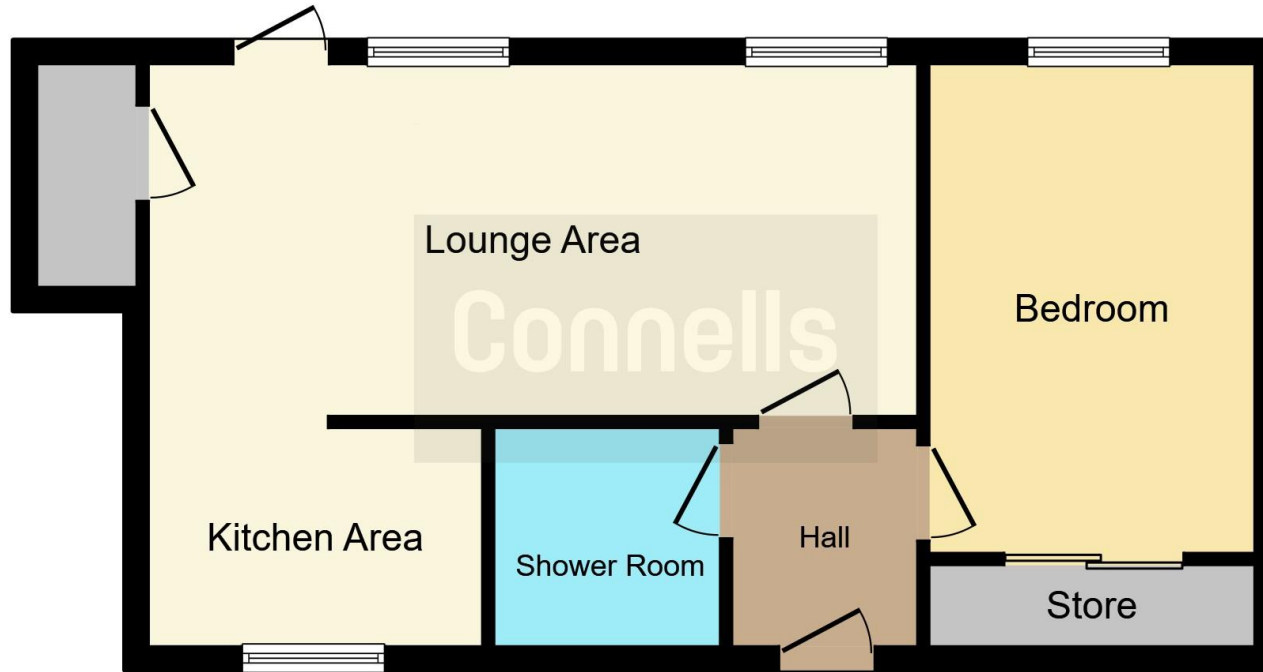
Leasehold 108 years remaining, ground rent £10.00 per annum and service charge £375.68 per annum, payable to Birmingham City Council.

Please note this property is none standard construction, for further details call Connells 0121 426 2800









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO309778

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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