



# Priory Road, Hall Green

**Asking Price £73,000**

- CANOPY PORCH
- LOUNGE DINING ROOM
- TWO DOUBLE BEDROOMS
- COMMUNAL GARDEN
- VIEWING ESSENTIAL
- RECEPTION HALLWAY
- OPEN PLAN KITCHEN
- REFITTED BATHROOM
- ALLOCATED PARKING SPACE
- 40% SHARED OWNERSHIP



This well presented ground floor apartment offers 40% ownership ideal for a first time buy situated in this most convenient location.

There are local shops long Priory Road easy access to Shirley or Yardley Wood train stations offering commuter services to the City of Birmingham and Stratford upon Avon. There are further local shops on Haslucks Green Road, and continuing into the town centre of Shirley on the main A34 Stratford Road one will find an excellent array of shops, together with a thriving business community which extends south to the Cranmore, Widney, Monkspath and Solihull Business Parks and the Blythe Valley Business Park, which sits on the junction of the M42 motorway and is some four miles from the property. The motorway forms the hub of the national motorway network and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Frequent bus services operate along Priory Road giving access to Solihull, Shirley, Maypole, Birmingham and its outlying suburbs, and there are good local infant, junior and secondary schools close by although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore, for this well presented apartment with front parking space and footpath leading to a UPVC double glazed door with canopy porch over and coach lamp point; that opens to the

### RECEPTION HALLWAY

Having two ceiling light points, storage cupboard, laminate wooden flooring, central heating radiator and doors off to living area, two bedrooms and bathroom

### LOUNGE DINING ROOM

17'1" into bay x 10'7" (5.21m into bay x 3.23m)



Having UPVC double glazed bay window to the front and additional UPVC double glazed window to the side, recessed ceiling spotlighting, two central heating radiators and open access to the kitchen



### OPEN PLAN KITCHEN

7'2" x 7'1" (2.18m x 2.16m)



Having UPVC double glazed window to the side, recessed ceiling spotlights, wall and base mounted storage units with work surfaces over having inset sink and drainer, electric oven with gas hob and extractor canopy over, space and plumbing for automatic washing machine, full height appliance space and tiled flooring



## BEDROOM ONE

13'7" max x 9'8" max (4.14m max x 2.95m max)



Having part double glazed door and window to the rear garden, ceiling light point, central heating radiator, laminate wooden flooring and built in wardrobes providing hanging rail and shelf storage

## BEDROOM TWO

10'7" x 7'1" + door recess (3.23m x 2.16m + door recess)



Having ceiling light point, central heating radiator and UPVC double glazed window to the rear

## REFITTED BATHROOM



Having recessed ceiling spotlights, full height wall tiling, tiled flooring, heated towel rail, panelled bath with mixer shower over and glazed screen, low level WC, vanity unit with inset wash hand basin and mirror over

## OUTSIDE

### REAR GARDEN

Being the end section of the communal garden with privacy screen to the neighbouring property and having paved patio area. There is a drying area and bin store to the rear of the property.

### ALLOCATED PARKING

Located directly to the front of the property

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



#### TENURE

We are advised that the property is Leasehold with approximately 83 years remaining. The property is shared ownership with Midland Heart and buyers will need to complete an application with them prior to purchase for their approval to occupy. The property is subject to a current monthly rent, ground rent and service charge combined of £330.85

#### COUNCIL TAX

We are advised that the property is a band B but this has not as yet been verified.

#### VIEWING

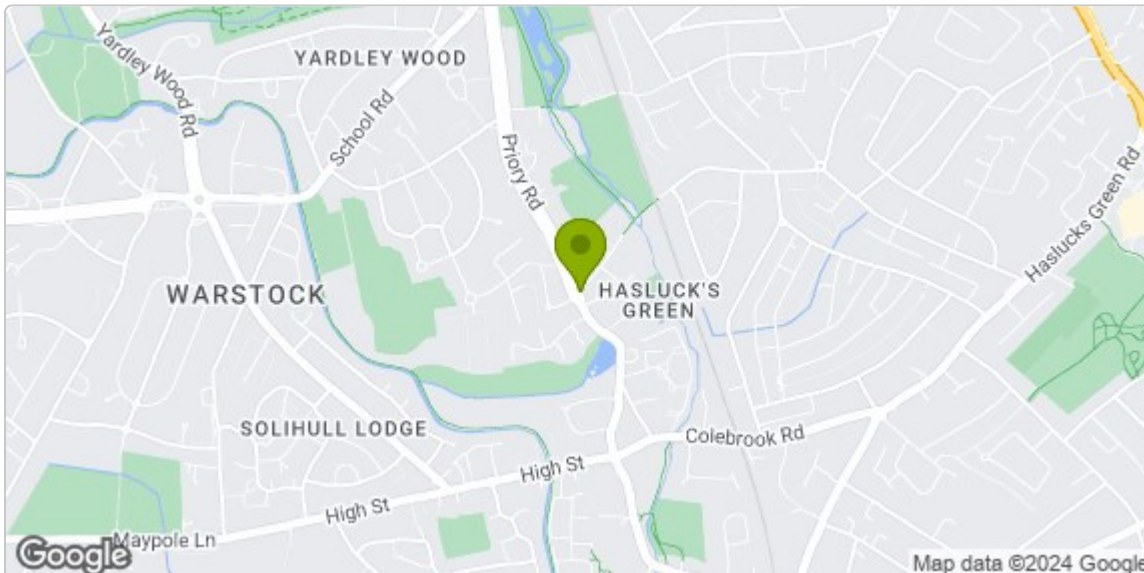
By appointment only please with the Shirley office on 0121 744 2801.

#### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
256A Priory Road Hall Green  
Birmingham B28 0SR

**Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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