



Hartlebury Close Dorridge, Solihull, B93 8DR

Current Council Tax Band - B

£160,000

EPC Rating - 72

• Two Double Bedrooms

A First Floor Maisonette For The Over 55's

- Re-Fitted Kitchen
- No Upward Chain



Hartlebury Close, Dorridge, Solihull, B93 8DR







Property Description

Access to the property is gained via a door leading into

Porch

4' 0" x 5' 0" (1.22m x 1.52m) With electrical fuse box, ceiling light point and stairs leading up to

Hallway

9' 7" x 2' 5" (2.92m x 0.74m) With useful cloaks cupboard and doors leading off to









Lounge to Front

14' 7" x 9' 7" (4.44m x 2.92m) With double glazed window to front elevation, wall mounted electric heater, two ceiling light points and door leading through to

Re-Fitted Kitchen to Rear

8' 5" x 6' 7" (2.57m x 2.01m) Being fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, electric hob with glazed splash back, integrated microwave and integrated Neff oven and grill, integrated fridge, space for washing machine and space for tumble dryer, laminate flooring, ceiling light point and double glazed window to rear

Bedroom One to Front

13' 1" x 8' 5" (3.99m x 2.57m) With double glazed window to front elevation, wall mounted electric heater and ceiling light point

Bedroom One to Rear

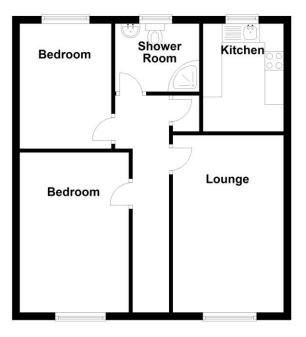
With double glazed window to rear elevation, wall mounted electric heater and ceiling light point

Shower Room to Rear

6' 7" x 6' 4" (2.01m x 1.93m) Being fitted with a three piece suite comprising; corner shower enclosure with electric shower over, low flush WC and vanity wash hand basin, tiling to all walls, extractor, obscure double glazed window to rear and ceiling light point

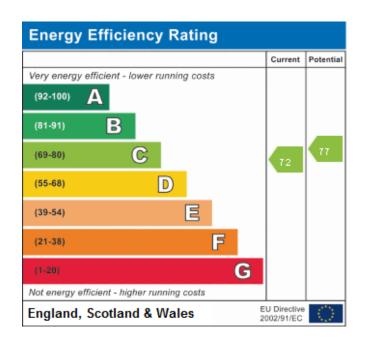
Tenure

We are advised by the vendor that the property is leasehold with approx. 62 years remaining on the lease, a service charge of approx. £1,900 per annum and a ground rent of approx. £185 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



First Floor

Total area: approx. 53.7 sq. metres (578.4 sq. feet)



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