



Welby Road

Hall Green, Birmingham, B28 8AZ

An Extremely Well Presented Ground Floor Apartment

• Two Double Bedrooms

• Open Plan Lounge & Modern Kitchen Diner

One Allocated Parking Space

• Within Walking Distance To Hall Green Train Station

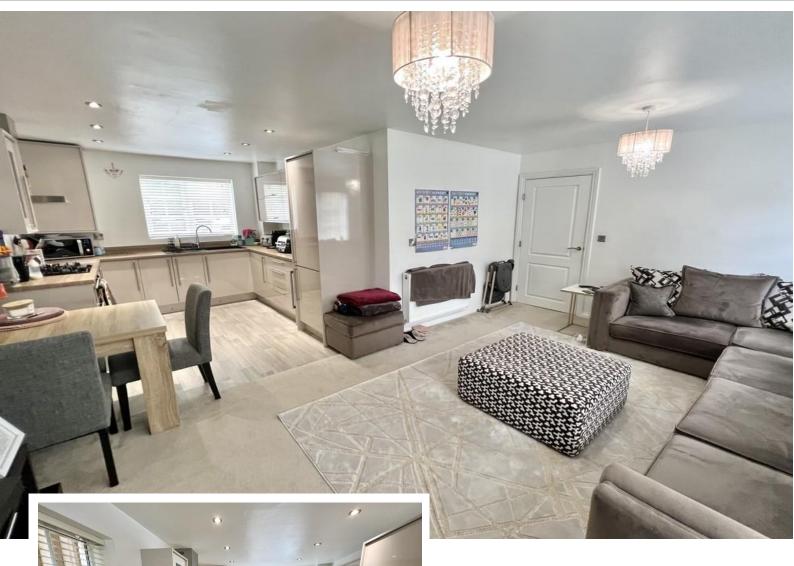
£190,000

EPC Rating 82

Current Council Tax Band B







Property Description

The property is set back from the road behind a block paved driveway providing one allocated parking space and paved pathway with communal lawns leading to communal entrance door with secure intercom system.

Access to the property is gained via a hardwood door leading through to

Entrance Hallway

With ceiling light point, central heating radiator, useful storage cupboard, telephone intercom system and doors radiating off to











L-Shaped Open Plan Lounge Kitchen Diner

Lounge Area

16'8" x 11'5" (5.1m x 3.5m) With two double glazed windows to rear elevation, central heating radiator and two ceiling light points.

Modern Kitchen

10' 2" x 9' 6" (3.1m x 2.9m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor over, glazed splash back and electric oven beneath, integrated washer dryer, integrated fridge freezer, integrated wine cooler, spot lights to ceiling, cupboard housing the Potterton central heating boiler and double glazed windows to the front and side

Bedroom One to Front

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed window to front elevation, central heating and ceiling light point

Bedroom Two to Front

9' 10" x 7' 10" (3.0m x 2.4m) With double glazed window to rear elevation, central heating radiator and ceiling light point







Modern Family Bathroom to Rear

7' 6" x 7' 2" (2.3m x 2.2m) Being fitted with a three piece modern white suite comprising; P shaped bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin with mixer tap, feature LED mirror, shaver socket, complementary tiling to all walls, tiled flooring, obscure double glazed window to rear, feature ladder style central heating radiator, spot lights to ceiling and extractor.

Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,840 per annum and a ground rent of approx. £295 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 Vendor. Current council tax band - B

