



smarthomes

## Springfield Court

Stratford Road, Hall Green, B28 9BJ

- A Spacious First Floor Apartment
- Three God Size Bedrooms
- Modern Fitted Kitchen/Diner
- No Upward Chain

## Auction Guide Price

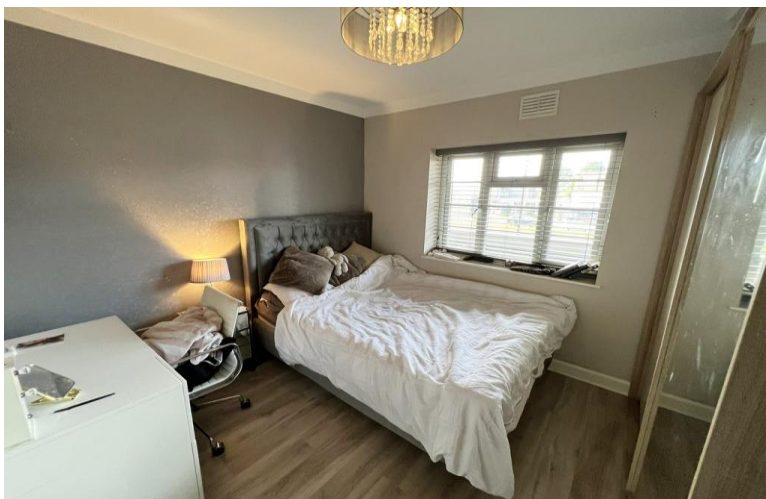
**£135,000**

EPC Rating - 72

Current Council Tax Band - A







## Property Description

The property is set back from the road behind well maintained communal gardens with planted shrubs and bushes. A secure communal door leading into the communal hallway with stairs rising to all floors, and on the first floor a further private wooden front door leads into

### Entrance Hallway

With a UPVC double glazed window to side, two ceiling light points, airing cupboard, two wall mounted radiators, wood effect flooring and doors leading off to





### **Lounge to Front**

15' 1" x 11' 9" (4.6m x 3.6m) With two UPVC double glazed windows to front elevation, wood effect flooring, wall mounted radiator, ceiling light point and a fireplace with marble hearth and living flame gas fire



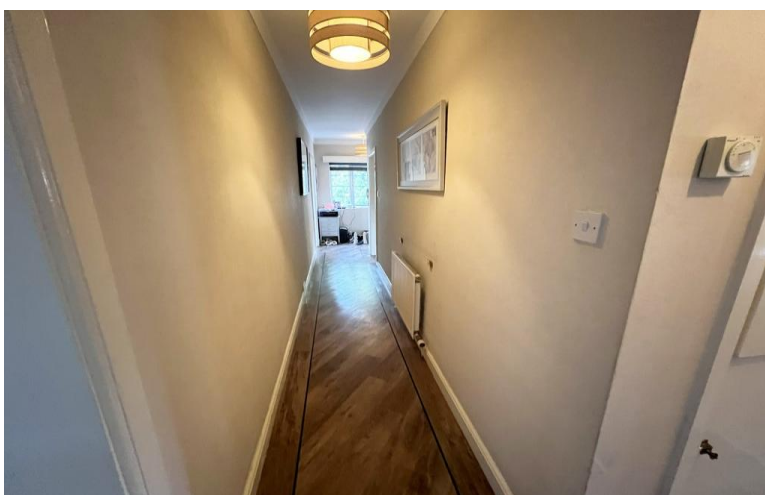
### **Modern Fitted Kitchen/Diner to Rear**

11' 1" x 9' 6" (3.4m x 2.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, tiling to splash back areas, radiator, ceiling light point, door to storage cupboard, UPVC double glazed window to the rear aspect and a glazed wooden door leading to an outer lobby area with a wall mounted gas central heating boiler and further glazed wooden door leading to a rear shared balcony



### **Bedroom One to Front**

11' 5" x 9' 6" (3.5m x 2.9m) With double glazed window to front elevation, obscure UPVC double glazed door leading to balcony, wood effect flooring, radiator and ceiling light point



### **Bedroom Two to Front**

11' 1" x 9' 2" (3.4m x 2.8m) With double glazed window to front elevation, wood effect flooring, radiator and ceiling light point

### **Bedroom Three to Rear**

9' 6" x 8' 2" (2.9m x 2.5m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point



### Bathroom to Rear

5' 10" x 4' 11" (1.8m x 1.5m) Being fitted with a white suite comprising of a panelled bath with shower over and a pedestal wash hand basin. Radiator, tiling to full height, ceiling light point and an obscure double glazed window to the rear elevation

### Separate W.C

Being fitted with a modern white low flush W.C, obscure UPVC double glazed window to rear, tiling to full height and ceiling light point



### External

The property further benefits from a garage en-bloc, communal parking and well maintained communal gardens

### Tenure

We are advised by the vendor that the property is leasehold with approx. 141 years remaining on the lease and a combined service charge and ground rent of approx. £2,400 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.