



## Dingleside, Cole Valley Road

Hall Green, Birmingham

- A Modern Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen, Shower Room & En-Suite Bathroom
- No Upward Chain
- Communal Gardens & Allocated Parking Space

**£165,000**

Current EPC Rating - C  
Current Council Tax Band - C







## Property Description

A modern ground floor apartment in a convenient location for Yardley Wood Train Station and benefitting from no upward chain. Offering accommodation comprising open plan lounge/diner, modern kitchen, two good size bedrooms, master en-suite bathroom, additional shower room, UPVC double glazing, gas central heating, well maintained communal gardens, allocated parking and terrace patio area





## Rooms & Measurements

Open Plan Lounge/Diner to Front 4.09m x 3.48m (13'5" x 11'5")

Kitchen Area 2.79m x 1.88m (9'2" x 6'2")

Master Bedroom to Rear 3.58m x 3.1m (11'9" x 10'2")

En-Suite Bathroom 2.18m x 1.57m (7'2" x 5'2")

Bedroom Two to Rear 2.9m x 2.69m (9'6" x 8'10")

Shower Room 1.5m x 1.5m (4'11" x 4'11")

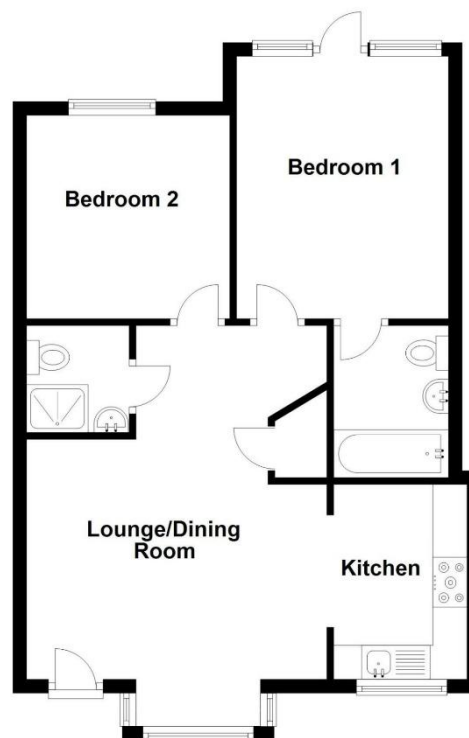
### Tenure

We are advised by the vendor that the property is leasehold with approx. 139 years remaining on the lease, a service charge of approx. £1,926 per annum and a ground rent of approx. £100 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor.

Council tax band C





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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 are 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.