



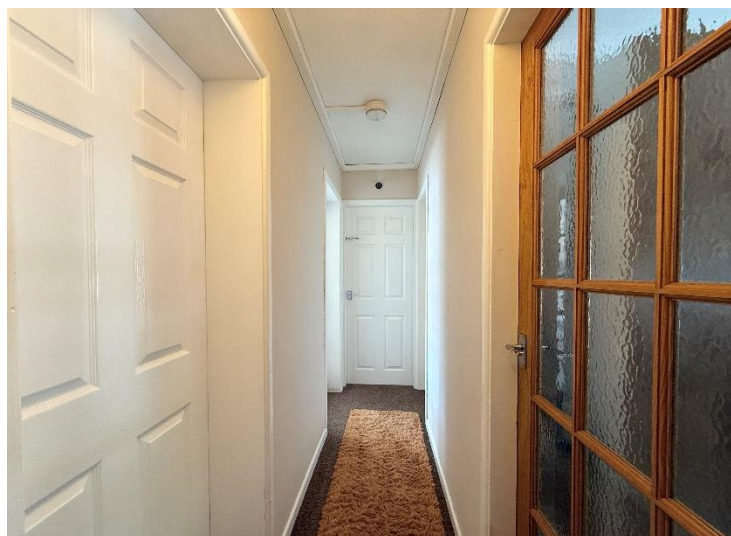
Hartshill House, Hartshill Road

Acocks Green, Birmingham

- A Well Presented Two Bedroom Ground Floor Flat
- Fitted Kitchen & Bathroom
- No Upward Chain & Front Garden Area
- Long Lease with Share of Freehold

Offers Over £130,000

Current EPC Rating - D
Current Council Tax Band - A





Property Description

A well presented ground floor apartment situated in a conveniently located cul-de-sac. Offered for sale with no upward chain and having accommodation comprising lounge, fitted kitchen, two good sized bedrooms, bathroom, newly constructed garage in separate block and front garden



Rooms & Measurements

Lounge to Front 3.99m x 3.45m (13'1" (into bay) x 11'4")

Kitchen to Rear 2.95m x 2.13m (9'8" x 7'0")

Bedroom One to Front 3.43m x 2.87m (11'3" x 9'5")

Bedroom Two to Rear 3.84m x 2.36m (12'7" x 7'9")

Bathroom to Rear 2.87m x 1.35m (9'5" (max) x 4'5" (max))

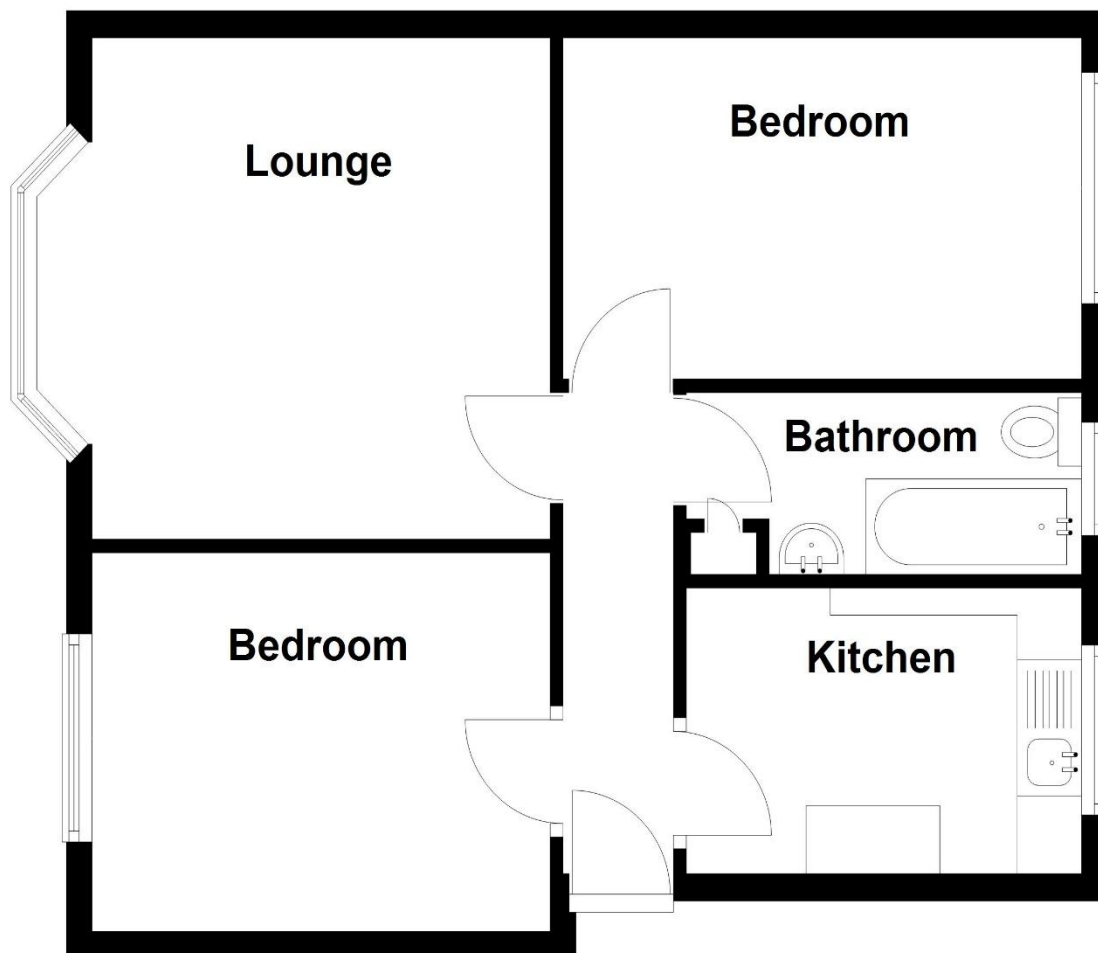
Tenure

We are advised by the vendor that the property benefits from a share of the freehold with approx. 934 years remaining on the lease and a service charge of £25 per month 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 – A

Ground Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 sq. feet)