



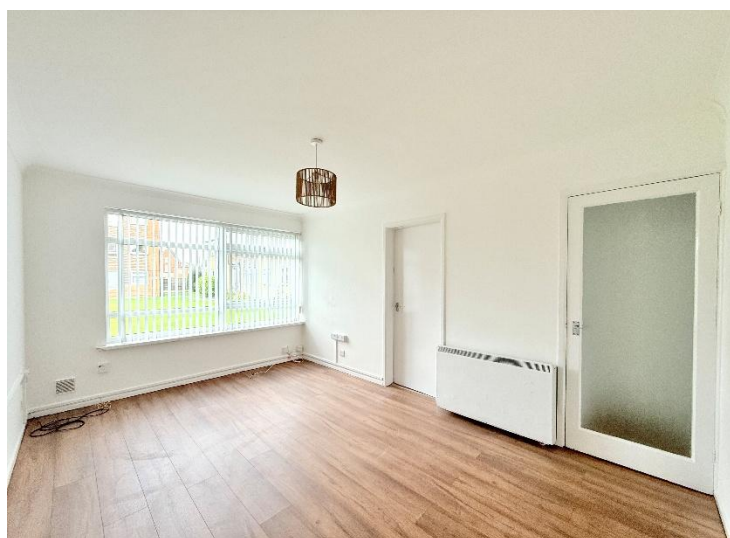
## St Patricks Close

Kings Heath, Birmingham

- A Well Presented Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen & Modern Bathroom
- Well Maintained Communal Gardens & No Upward Chain
- Garage En-Bloc & Residents Parking

**£135,000**

Current EPC Rating - 53 (E)  
Current Council Tax Band - B



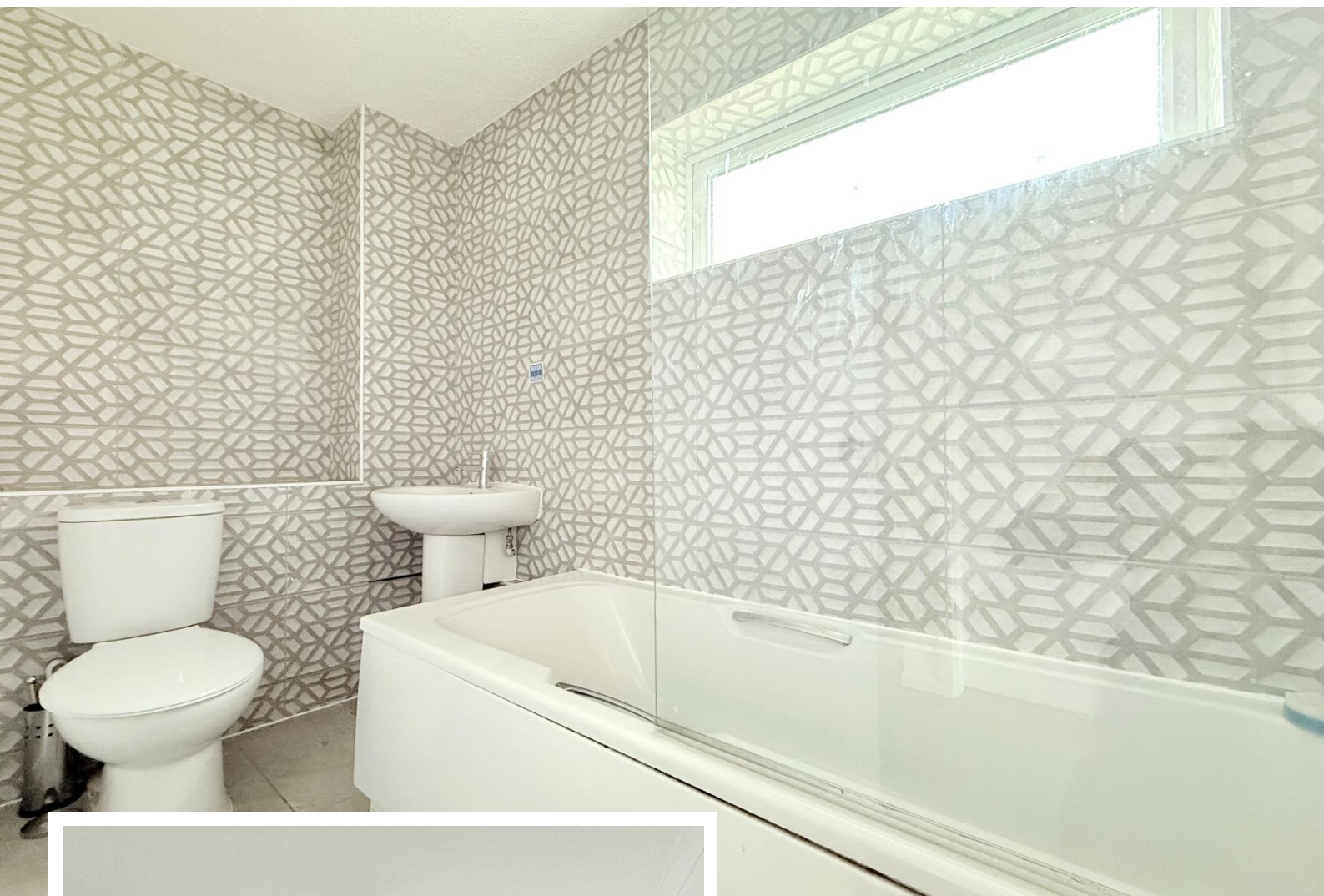




### **Property Description**

A well presented ground floor apartment benefitting from no upward chain, two bedrooms, lounge diner, modern kitchen and bathroom, communal off road parking, communal gardens and garage





## Rooms & Measurements

Lounge Diner to Rear 4.37m x 2.87m (14'4" x 9'5")

Modern Kitchen to Rear 2.49m x 2.13m (8'2" x 7'0")

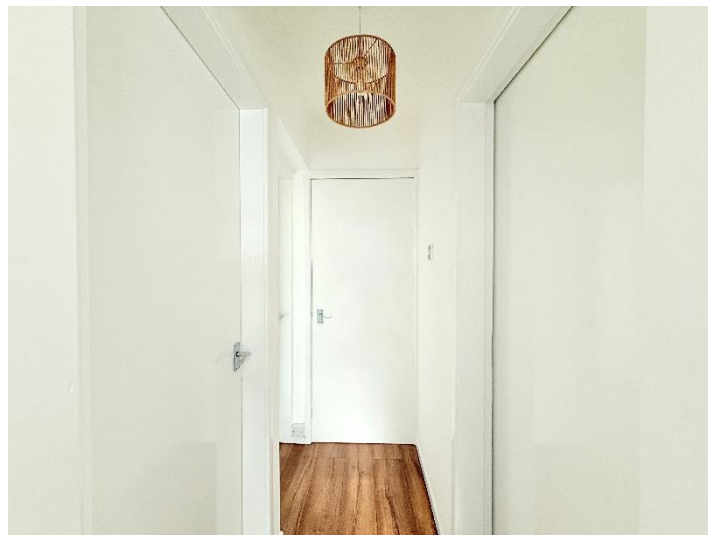
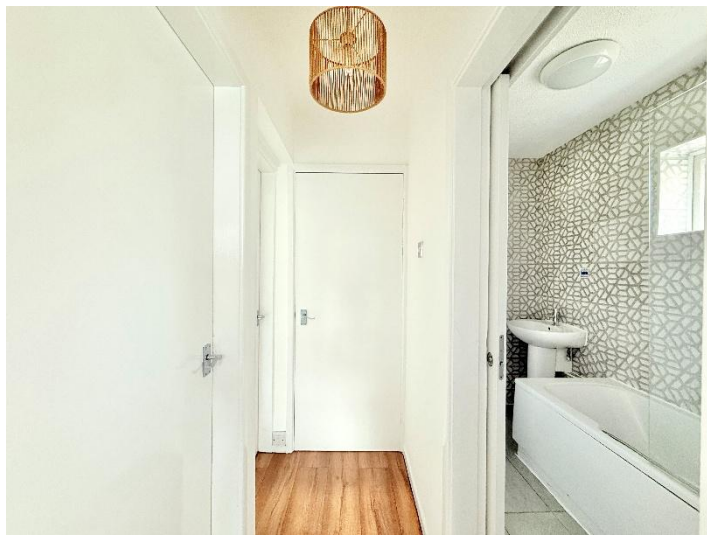
Bedroom One to Front 3.45m x 2.9m (11'4" x 9'6")

Bedroom Two to Front 2.13m x 2.49m (7'0" x 8'2")

Modern Bathroom 2.29m x 1.14m (7'6" x 3'9")

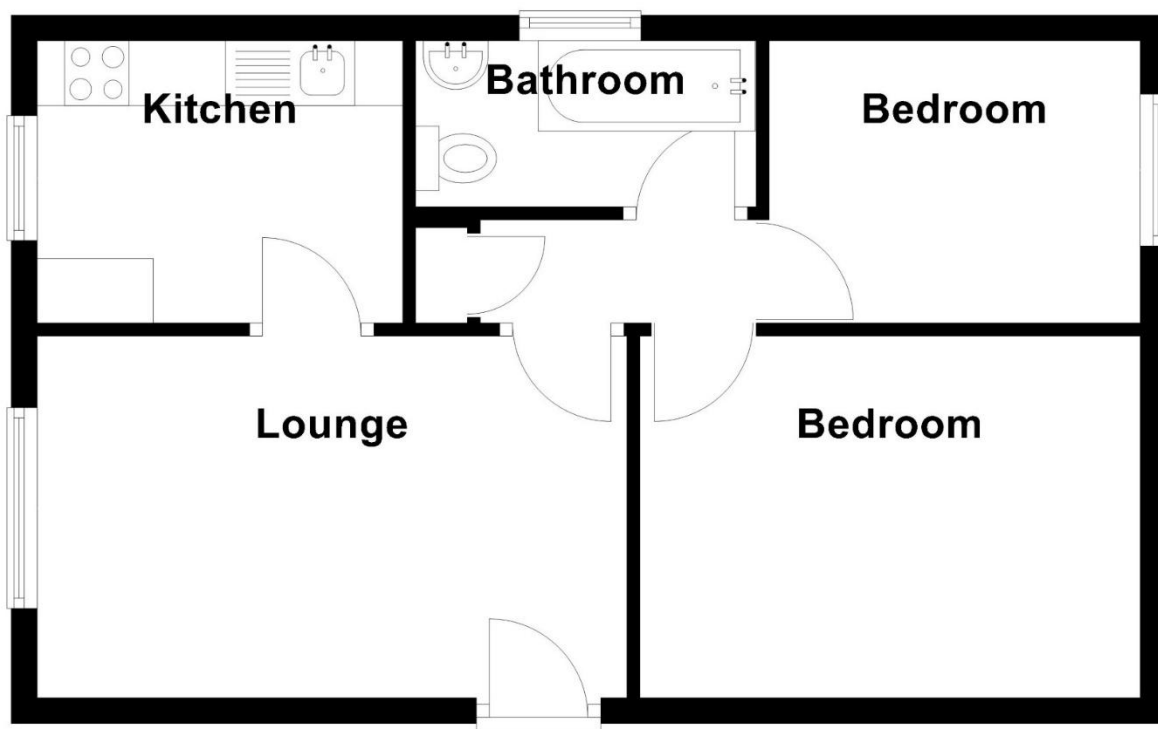
### Tenure

We are advised by the vendor that the property is leasehold with approx. 941 years remaining on the lease, a service charge and a ground rent of approx. £1,320 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



## Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 43.4 sq. metres (467.6 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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.