



smarthomes

The Links, Westley Close

Hall Green, Birmingham

- A Spacious Two Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen Diner
- Spacious En Suite Shower Room
- Balcony Enjoying Delightful Views Over Golf Course
- One Allocated Parking Space & Visitor Parking
- NO UPWARD CHAIN

£200,000

Current EPC Rating 82 (B)
Current Council Tax Band D





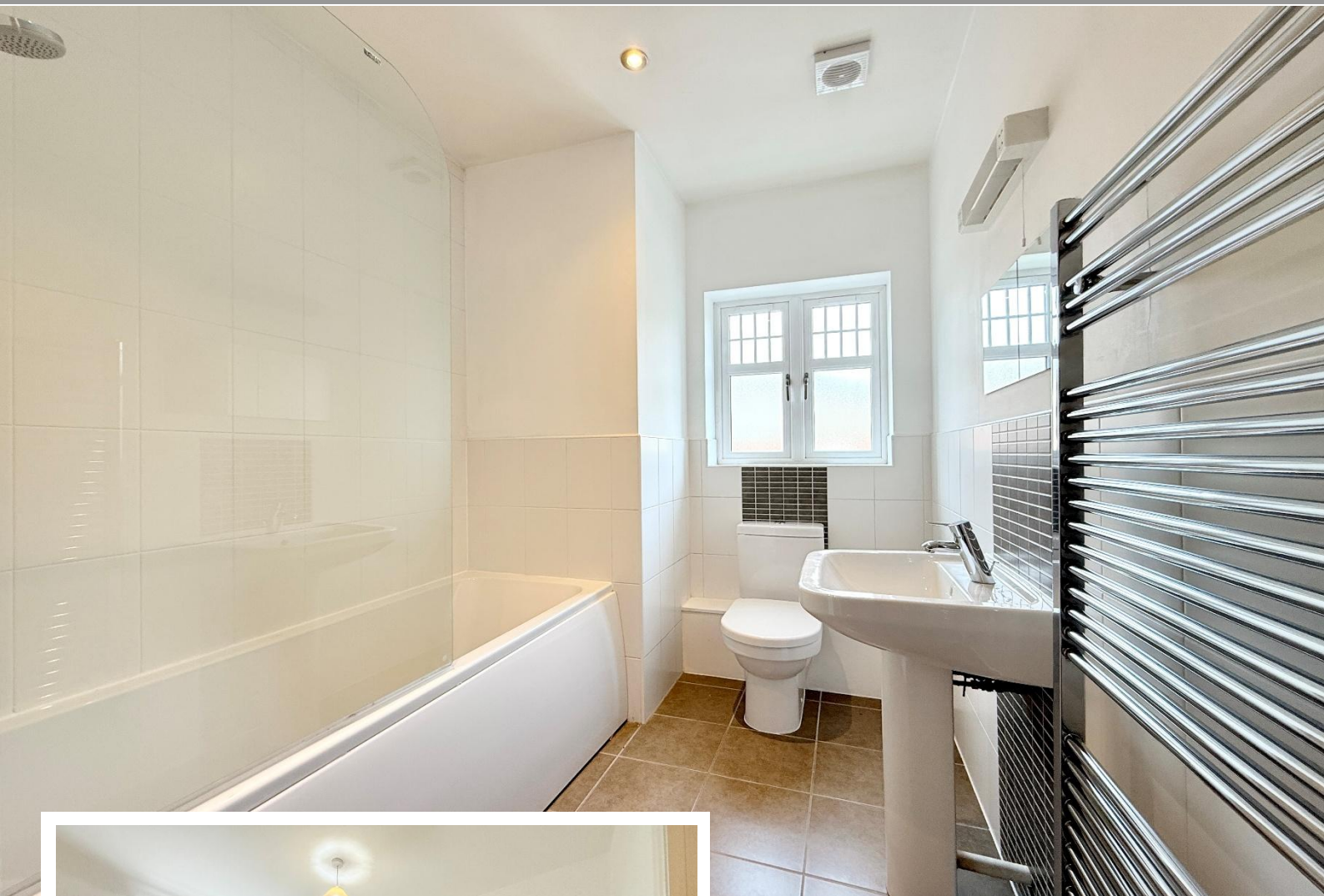
Property Description

A spacious two bedroom first floor apartment benefitting from no upward chain, open plan lounge/kitchen diner, balcony enjoying views over Robin Hood Golf Course, en suite shower room, bathroom and secure allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 110 years remaining on the lease, a service charge of approx. £2,396 per annum and a ground rent of approx. £247.26 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 – D



Rooms & Measurements

Entrance Hall

Open Plan Lounge Diner/Kitchen to Rear
7.09m x 3.68m (23'3" x 12'1")

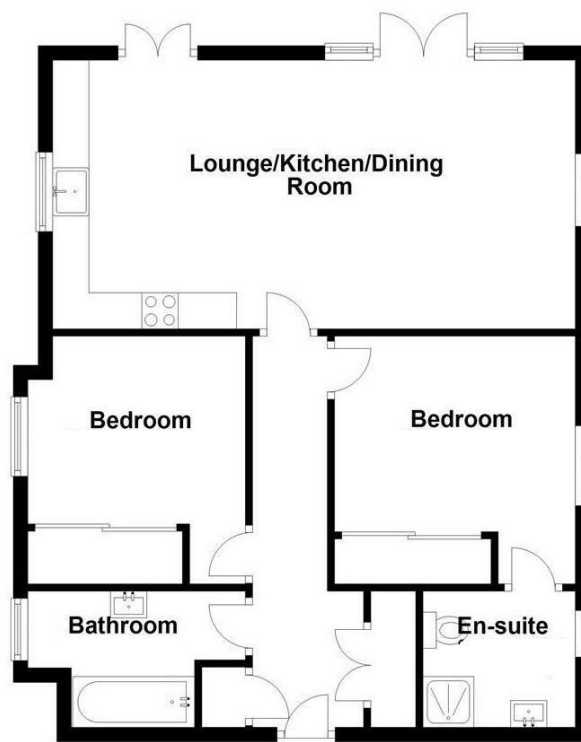
Spacious Balcony

Bedroom One to Rear
3.15m x 3.12m (10'4" x 10'3" (max into wardrobes)

Spacious En Suite Shower Room to Rear
1.91m x 1.75m (6'3" x 5'9")

Bedroom Two to Front
3.15m x 2.95m (10'4" (max into wardrobe) x 9'8")

Modern Bathroom to Front
2.95m x 1.75m (9'8" (max) x 5'9" (max)



316 Stratford Road
Shirley
Solihull
B90 3DN

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.