

# Barratt Last

ESTATE AGENTS

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**HAWKSWORTH CRESCENT, CHELMSLEY WOOD, B37 6UJ**  
**FIXED PRICE OF £60,000 - 50% SHARED OWNERSHIP - LEASEHOLD**

- Immaculate 1st Floor Apartment
- One Bedroom Plus Office/Dressing Room
- Double Glazing
- Garage plus 'Off Road' Allocated Parking Space
- 50% Shared Ownership with Platform Housing
- Central Heating
- Good Size Accommodation
- Internal Viewing Strongly Recommended

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Representing a 50% shared ownership with the option to buy the full share (if required), this surprisingly spacious and tastefully appointed apartment presents an ideal opportunity for a first time buyer to get onto the property ladder. Internal inspection is strongly recommended in order to fully appreciate this property which benefits from an extended lease, gas fired radiator central heating, double glazing, a Garage underneath which also comes with extra storage space and well presented, light, airy accommodation. The property briefly comprises of:- Private Front Entrance, stairs leading off to first floor landing, Office/Dressing Room, spacious Lounge/Dining Room, fitted Kitchen including oven and hob, double Bedroom and Bathroom with Shower.

## GROUND FLOOR

### Private Front Entrance/Hall

Laminate floor covering, stairs leading off to:-

## FIRST FLOOR

### Landing

Central heating radiator, double glazed window.

### Office/Dressing Room

5' 9" x 2' 8"

Double glazed window, central heating radiator, power and lighting.

### Spacious Lounge/Dining Room

17' 1" x 14' 11" max

Laminate wood effect flooring, 2 central heating radiators, 3 double glazed windows with fitted blinds, two storage cupboards.

### Fitted Kitchen

9' 3" x 5' 10"

Matching base and wall units, work surfaces, 1 1/4 bowl single drainer stainless steel sink, 'built-in' oven and 4 ring gas hob unit, part tiled walls, double glazed window with fitted blinds, tiled floor covering, plumbing for automatic washing machine, 'Worcester' gas fired central heating boiler.

### Bedroom

10' 8" x 10' 7"

Double glazed window with fitted blinds, laminate wood effect flooring, central heating radiator, loft access.

## Bathroom

Panelled bath, overbath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., central heating radiator, double glazed window.

## OUTSIDE

### Garage

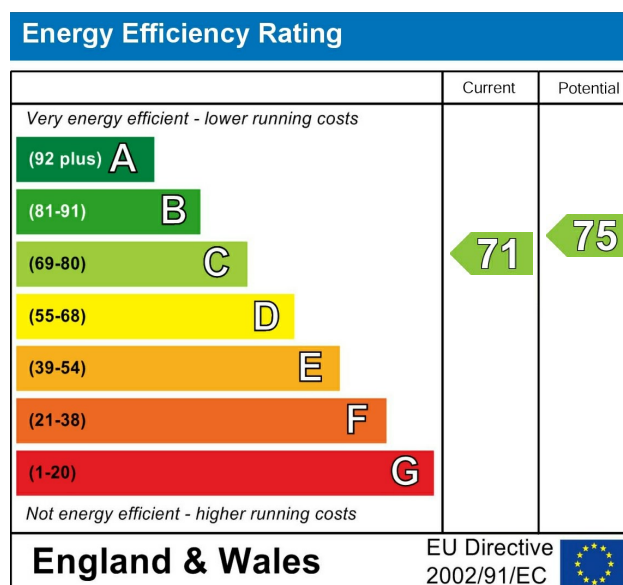
17' 10" x 8' 2"

'Up and over' entrance door, power and lighting, additional storage areas off providing useful space for tools, etc.

## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold with an extended term of 170 years. Current Service Charge is £70.04 per calendar month. The current shared ownership rent is £204.91 per calendar month. Prospective purchasers are advised to verify this information with a Legal Representative.

Council Tax - Band A - Solihull Metropolitan Borough Council.



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