



Hytall Road, Shirley SOLIHULL







## Property Description

Welcome to this delightful chain-free first-floor flat, perfect for first-time buyers or investors looking to expand their portfolio. This well-presented one-bedroom property offers spacious living areas and modern comforts, making it a serene and practical home. As you enter the flat, you are greeted by a welcoming hallway that provides access to all rooms. It features ample storage cupboards housing the boiler, electric meter, and consumer board, ensuring a neat and organized space. The large living room is a highlight of the property, offering a bright and airy ambiance. Equipped with a storage heater and a charming electric fire with surround, this room is perfect for relaxing or entertaining guests. The double-glazed window to the front floods the space with natural light and grants access to a private balcony – an idyllic spot for unwinding on sunny days, offering peace and tranquillity. The spacious double bedroom benefits from fitted wardrobes, providing abundant storage. A storage heater ensures comfort in all seasons. The room is accentuated by a double-glazed window to the front, contributing to the light and inviting atmosphere. The well-appointed kitchen overlooks the rear of the property through a double-glazed window. It also comes complete with essential white goods, included in the sale: a washing machine, tumble dryer, electric cooker, fridge, freezer, and microwave. Bathroom features wc, basin and bath with obscure window to the rear to allow natural light.

## Communal Entry

External storage brick built shed with wooden door.

## Communal Hallway

Door to rear communal garden and stairs to flats.

## Lounge

10' 7" x 14' 9" ( 3.23m x 4.50m )  
Double glazed window to front elevation and storage heater.

## Kitchen

6' 4" x 11' 9" ( 1.93m x 3.58m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, fridge freezer and spotlights.

## Bedroom One

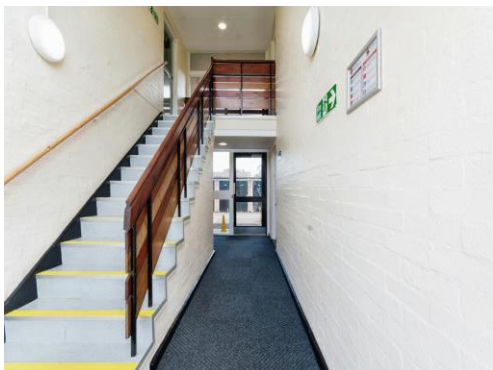
13' 2" x 9' 2" ( 4.01m x 2.79m )  
Double glazed window to front elevation and storage heater.

## Bathroom

Double glazed window to rear elevation, wash hand basin, W.C and bath with shower over.

## Balcony

3' 2" x 10' 2" ( 0.97m x 3.10m )



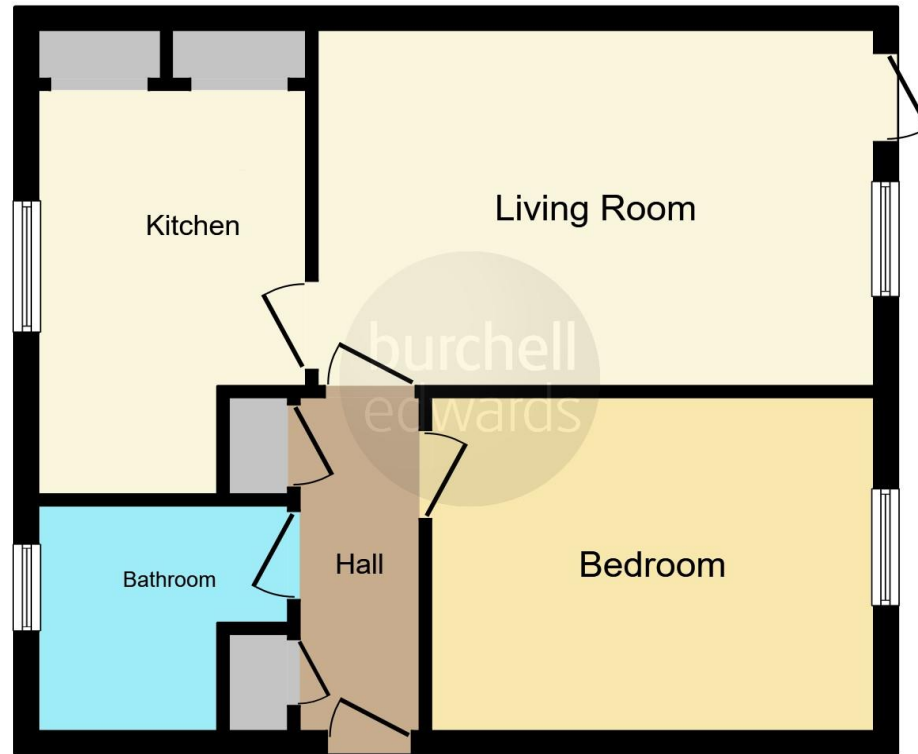












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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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