



Marion Way, Hall Green

Offers Over £165,000







## PROPERTY OVERVIEW

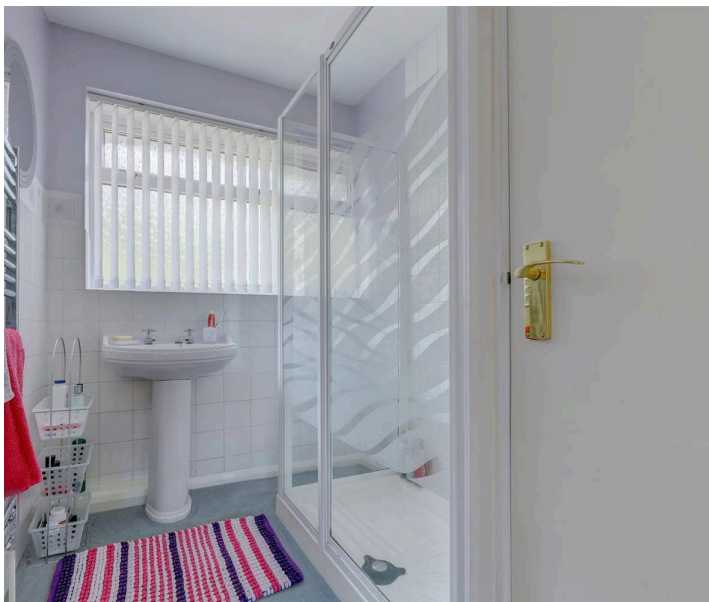
Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this first floor maisonette offered to the market with NO UPWARD CHAIN. The property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of its own rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, landing, superb spacious lounge/dining room, fitted kitchen, two double bedrooms, shower room, separate wc and landscaped rear garden.

## PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: B

Tenure: Leasehold







- First Floor Maisonette
- Ideal For A First Time Buyer
- NO UPWARD CHAIN
- Spacious Lounge/Dining Room
- Shower Room
- Early Viewing Essential

#### CANOPY PORCH

#### ENTRANCE HALL

#### LANDING

#### LOUNGE/DINING ROOM

25' 8" x 10' 1" (7.83m x 3.08m)

#### KITCHEN

7' 11" x 7' 2" (2.42m x 2.19m)

#### PRINCIPAL BEDROOM

15' 10" x 10' 0" (4.82m x 3.05m)

#### BEDROOM TWO

14' 0" x 7' 10" (4.26m x 2.39m)

#### SHOWER ROOM

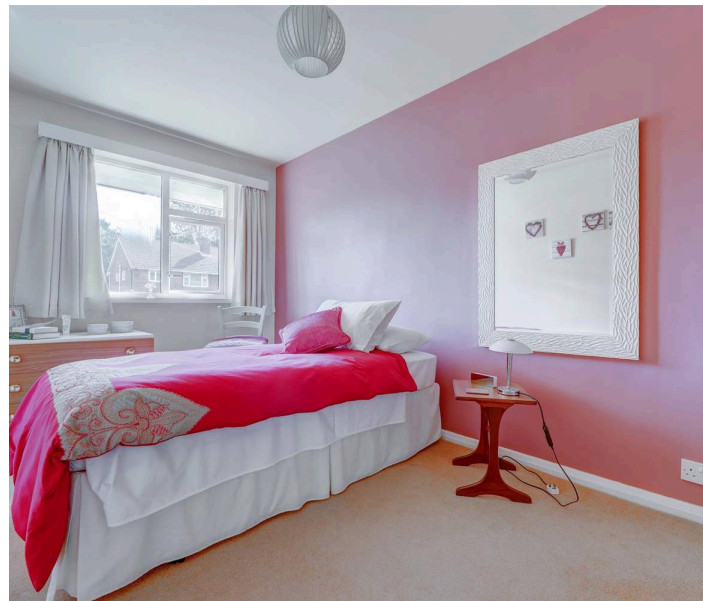
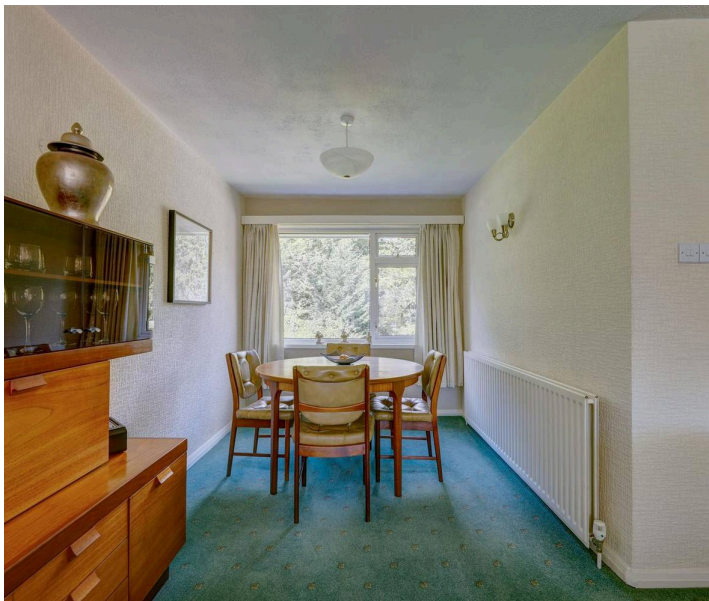
7' 10" x 5' 9" (2.38m x 1.74m)

#### WC

5' 4" x 3' 0" (1.63m x 0.92m)

#### OUTSIDE THE PROPERTY

#### WEST FACING REAR GARDEN







#### **ITEMS TO BE INCLUDED IN THE SALE**

Free standing cooker, microwave, fridge freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - Water meter, mains gas, electricity and mains sewers. Loft Space - Fully insulated. Ground Rent - £50.00 pa.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

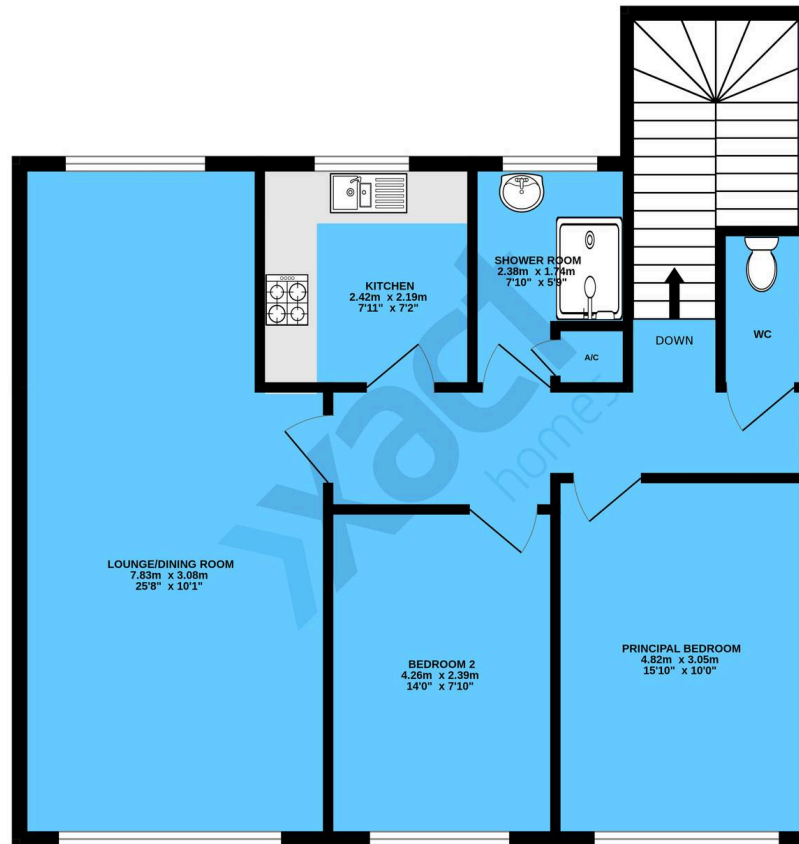
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## 1ST FLOOR



TOTAL FLOOR AREA: 76.0 sq.m. (818 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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