



**Lark Close**

Highters Heath, Birmingham

- A Beautifully Presented Two Bedroom Property
- Fitted Kitchen with Integrated Appliances & Lounge/Diner
- Westerly Facing Rear Garden & Driveway Parking
- Situated in a Discreet Cul-De-Sac Location

**£210,000**

Current EPC Rating - D  
Current Council Tax Band - B







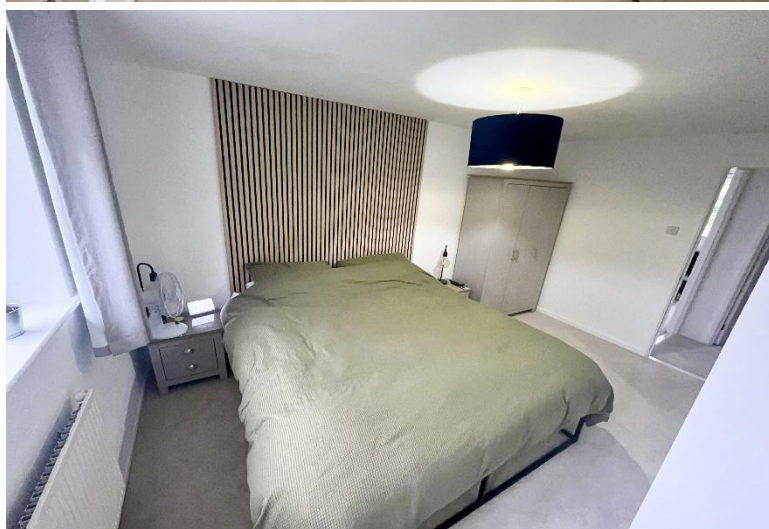
## Property Description

A beautifully presented modern style property situated in a discreet cul-de-sac location. The property has been recently re-decorated with new carpets and offers accommodation comprising a spacious lounge/diner, fitted kitchen with integrated appliances, two bedrooms, modern family bathroom, Westerly facing rear garden and driveway parking

## Agents Note

Please note that this property is owned by an employee of Smart Homes Estate Agents





## Rooms & Measurements

Fitted Kitchen to Front 2.36m x 2.31m (7'8" x 7'7")

Spacious Lounge/Diner to Rear 5.11m x 3.56m max  
(16'9" x 11'8" max)

Bedroom One to Rear 4.14m x 3.58m max (13'7" x 11'9" max)

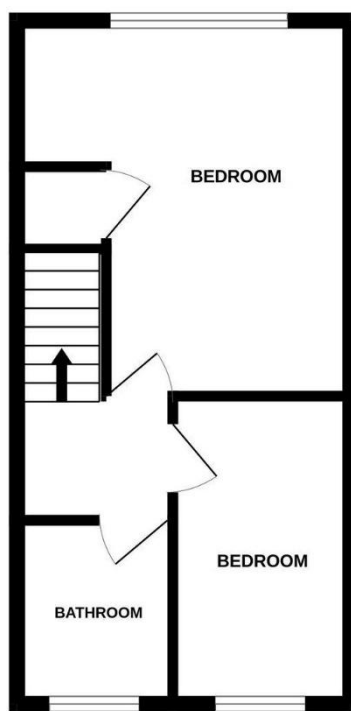
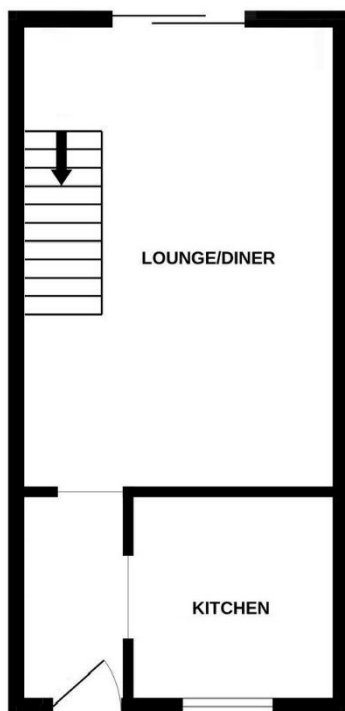
Bedroom Two to Front 3.43m x 1.83m (11'3" x 6'0")

Modern Family Bathroom to Front 2.31m x 1.65m  
(7'7" x 5'4")

### Tenure

We are advised by the vendor that the property is freehold with a monthly service charge of £15 for communal maintenance. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – B





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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.