smarthomes

Innisfree Close

Wythall, Birmingham

- A Very Well Presented Two Bedroom Ground Floor Apartment
- Fitted Kitchen, Guest Bathroom & En-Suite Shower Room
- Spacious Lounge/Diner
- Allocated Parking Space

£169,000

Current EPC Rating - D

Current Council Tax Band - C

Property Description

A very well presented ground floor apartment situated in a lovely semi-rural location and benefiting from no upward chain. The property has been recently re-decorated and re-carpeted and offers accommodation comprising a spacious lounge, breakfast kitchen, two good size bedrooms, en-suite shower room, bathroom, allocated parking and access to communal gardens

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and the property benefits from being a 5 minute drive to Dickens Heath, less than 10 minutes to Shirley and 15 minutes to Solihull

Rooms & Measurements

Spacious Lounge to Front 4.65m x 3.28m (15'3" x 10'9")

Breakfast Kitchen to Front 3.3m x 2.79m (10'10" x 9'2")

Bedroom One to Rear 3.05m x 3.02m (10'0" x 9'11")

En-Suite Shower Room

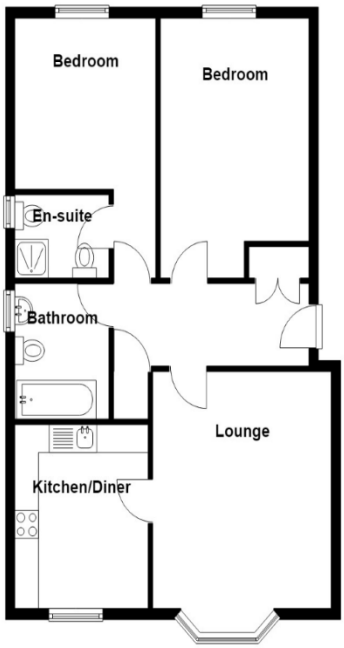
Bedroom Two to Rear 4.06m x 2.57m (13'4" x 8'5")

Bathroom

Tenure
We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £1,500 per annum and a ground rent of approx. £300 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C

Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

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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.