



smarthomes

## Lakefield Close

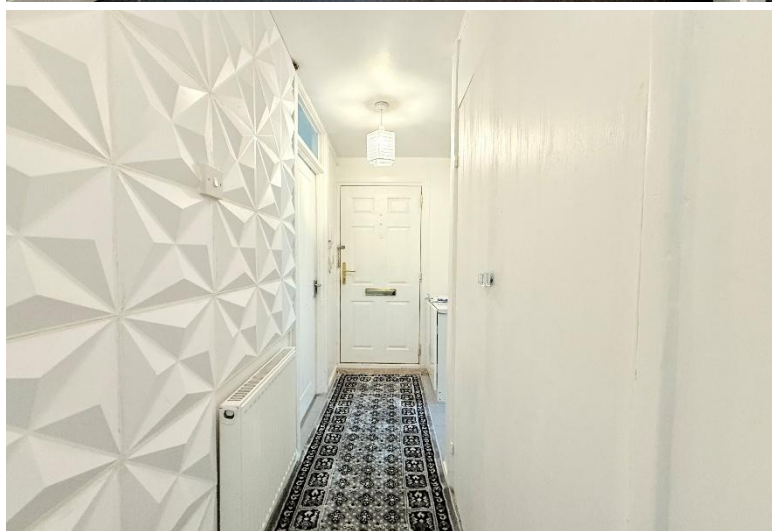
Hall Green, Birmingham

- A Spacious One Bedroom First Floor Flat
- Re-Fitted Kitchen & Re-Fitted Bathroom
- Spacious Lounge/Diner
- Communal Gardens & Parking

**£110,000**

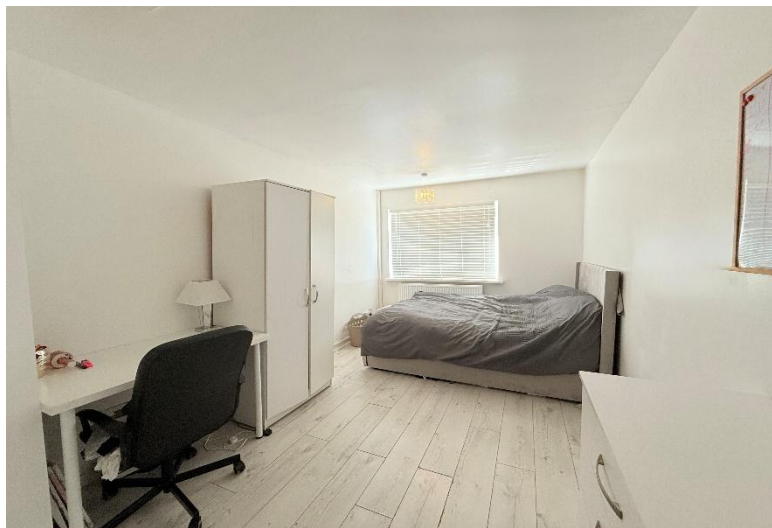
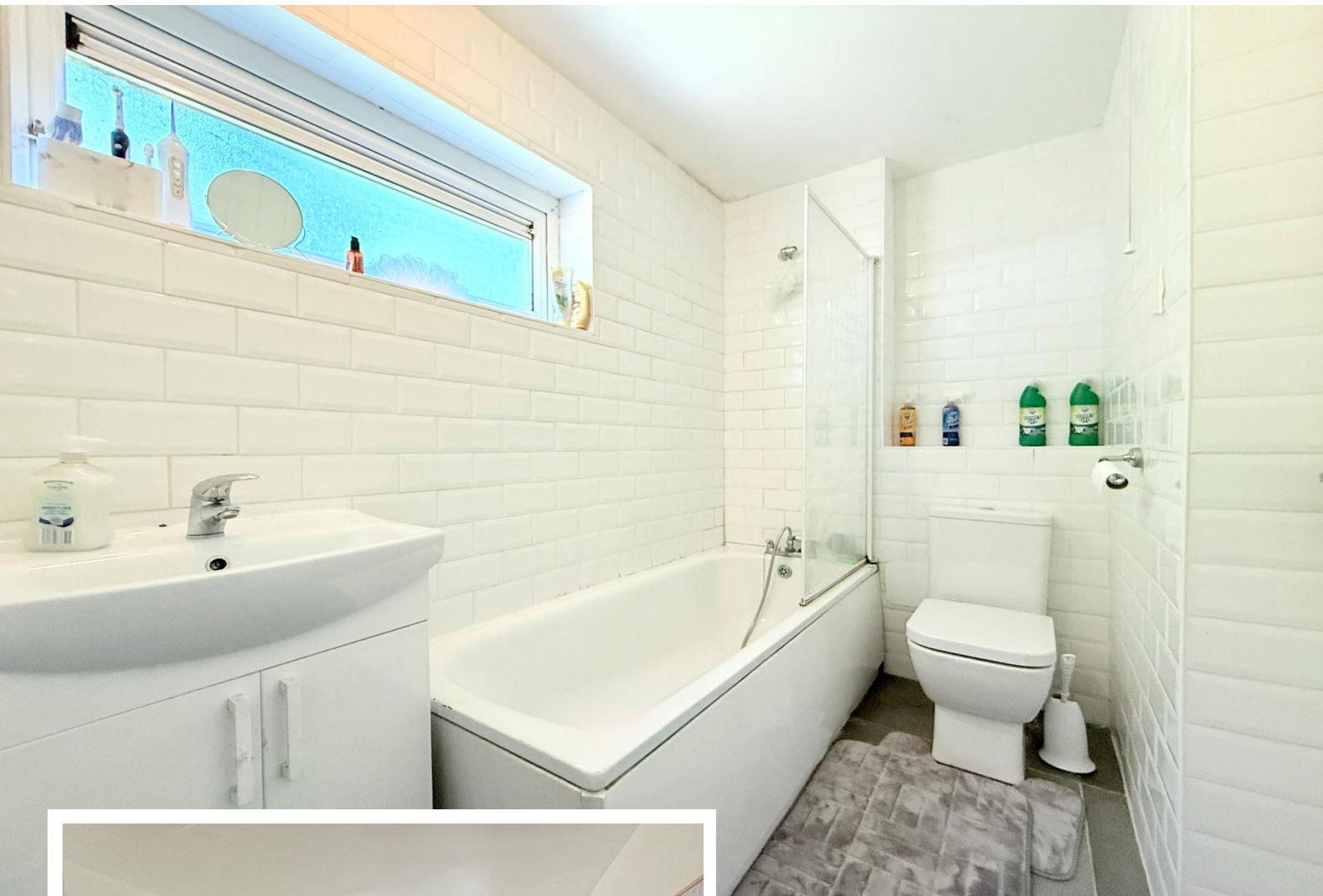
Current EPC Rating - C  
Current Council Tax Band - A





## Property Description

A spacious first floor flat offering accommodation comprising a lounge/diner, modern fitted kitchen, double bedrooms, modern bathroom and communal gardens and parking



## Rooms & Measurements

Lounge/Diner to Front 4.72m x 3.4m (15'6" x 11'2")

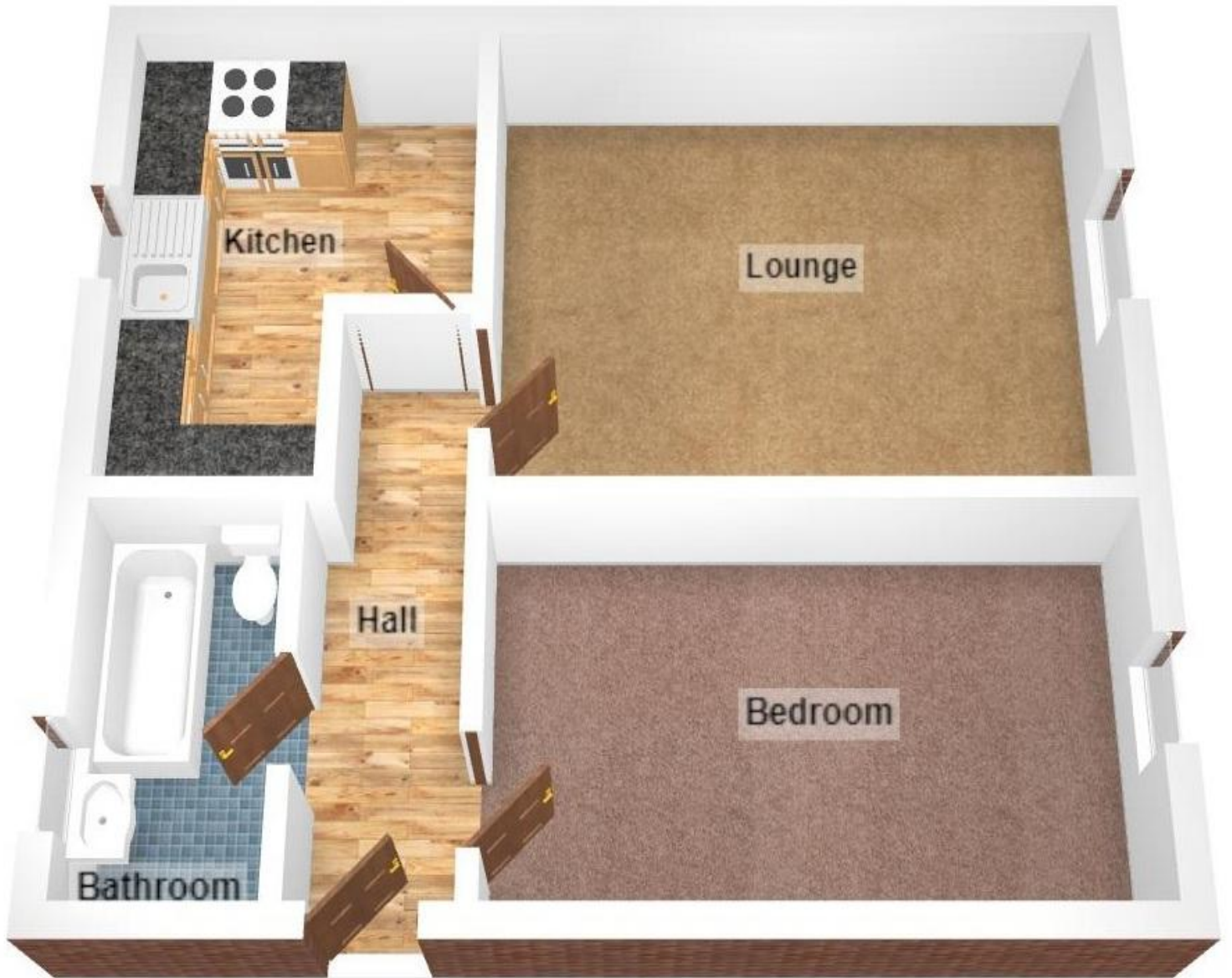
Modern Fitted Kitchen to Rear 3.53m x 2.9m (11'7" x 9'6")

Double Bedroom to Front 4.67m x 2.64m (15'4" x 8'8")

Modern Bathroom to Rear 2.77m x 1.37m (9'1" x 4'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 113 years remaining on the lease, a service charge of approx. £550 per annum and a ground rent of approx. £10 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – A



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

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.