



smarthomes

## Stanley Close

Hall Green, Birmingham

- A Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Lounge Diner
- Bathroom Including Bath & Shower
- 999 Year Lease With Share Of Freehold
- No Upward Chain

**£165,000**

Current EPC Rating - D

Current Council Tax Band - B





## Property Description

A well presented two bedroom ground floor apartment offered with no onward chain and set in well maintained communal gardens. Benefitting from garage to rear and with accommodation comprising a lounge/diner, fitted kitchen, bathroom and two double bedrooms

### Tenure

We are advised by the vendor that the property is Leasehold with a share of the Freehold, approx. 999 years remaining on the lease and a service charge of approx. £1,800 per annum. There is no ground rent applicable. 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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## Rooms & Measurements

Entrance Hall

Lounge Diner - 4.4m x 4m (14'5" x 13'1")

Bedroom One to Side - 3.8m x 3.1m (12'5" x 10'2")

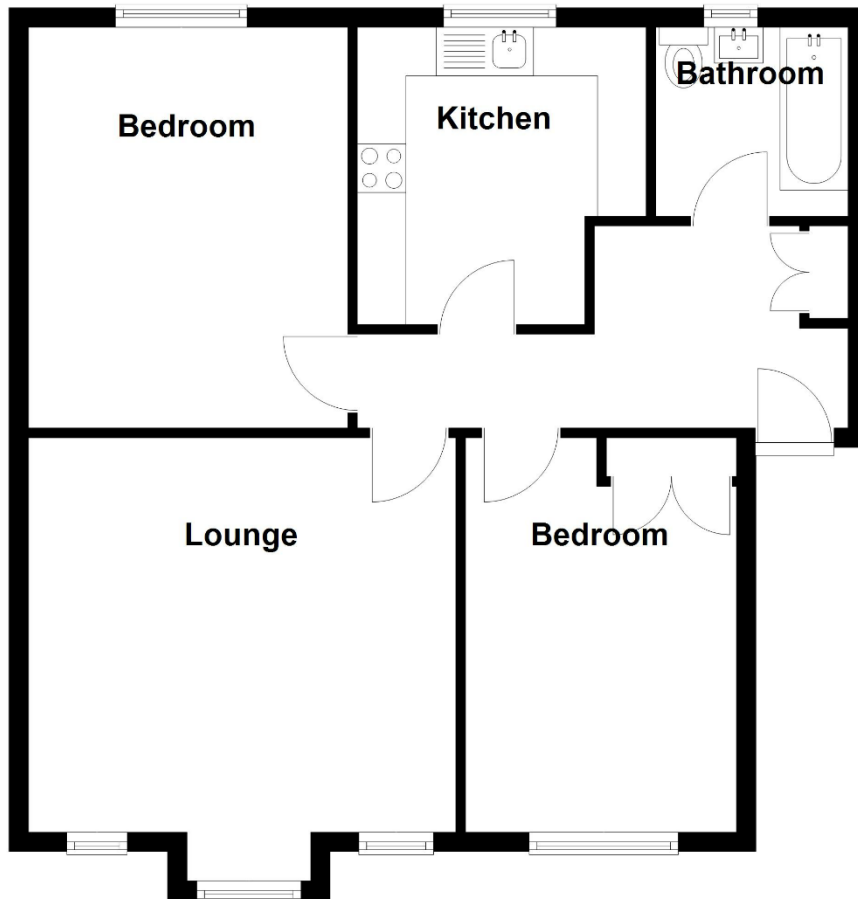
Bedroom Two to Front - 3.6m x 2.7m (11'9" x 8'10")

Kitchen to Rear - 2.9m x 2.8m (9'6" x 9'2")

Bathroom - 1.8m x 1.7m (5'10" x 5'6")

## Ground Floor

Approx. 709.5 sq. feet



Total area: approx. 709.5 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.