



smarthomes

Robin Hood Lane

Hall Green, Birmingham

- A Beautifully Presented & Maintained Ground Floor Apartment
- Two Bedrooms
- Lounge Diner
- Master Bedroom With En Suite Shower Room
- Second Shower Room
- Allocated Parking Space & Visitor Parking
- NO UPWARD CHAIN

£175,000

Current EPC Rating 80 (C)
Current Council Tax Band C





Property Description

A beautifully presented two bedroom ground floor apartment situated in a most convenient location.

Offering accommodation comprising a communal entrance hallway, private hallway with large storage cupboard, lounge diner, modern kitchen, master bedroom with en-suite, second shower room, allocated parking and well maintained communal grounds



Rooms & Measurements

Entrance Hall

Lounge Diner to Rear - 5.31m x 3.2m (17'5" x 10'6")

Modern Kitchen to Side

Bedroom One to Rear - 3.1m x 4.27m (10'2" x 14'0" (max)

En Suite Shower Room - 1.96m x 2.29m (6'5" (max) x 7'6" (max)

Bedroom Two to Rear - 3.43m x 1.7m (11'3" x 5'7")

Guest Shower Room - 1.93m x 1.57m (6'4" x 5'2")

Tenure

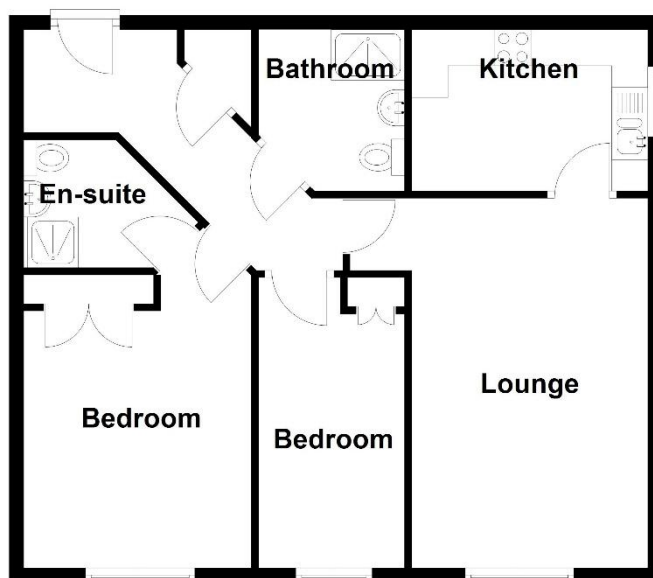
We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £1,150 per annum and a ground rent of approx. £200 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges
Current council tax band – C



Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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.