



smarthomes

Prory Gardens

Hall Green, Birmingham

- A Well Presented Two Bedroom Mid-Terrace Property
- Lounge
- Breakfast Kitchen
- Four Piece Family Bathroom
- Allocated Parking Space
- Guest WC

Offers Over £200,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well presented two bedroom mid-terrace property briefly affording lounge, breakfast kitchen, guest WC, four piece family bathroom, rear garden with open views to rear, allocated parking space, UPVC double glazing and gas central heating

Tenure

We are advised by the vendor that the property is freehold with a yearly service charge of £1,900. 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



Rooms & Measurements

Entrance Hall

Guest WC

Breakfast Kitchen to Rear - 2.6m x 2.6m (8'6" x 8'6")

Lounge to Rear - 3.8m x 3.4m (12'5" x 11'1")

Bedroom One to Front - 3.8m x 3.2m (12'5" x 10'5")

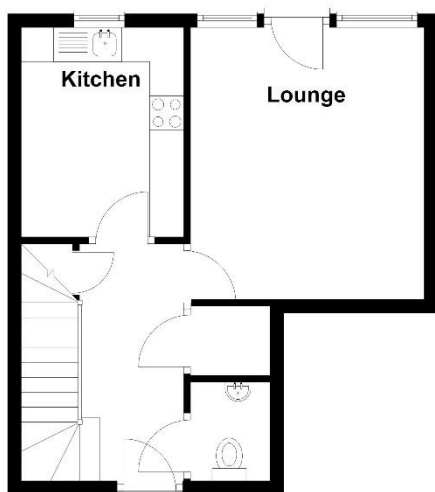
Bedroom Two to Rear - 3m x 2.5m (9'10" x 8'2")

Four Piece Family Bathroom to Side - 2.4m x 2.8m (7'10" x 9'2")



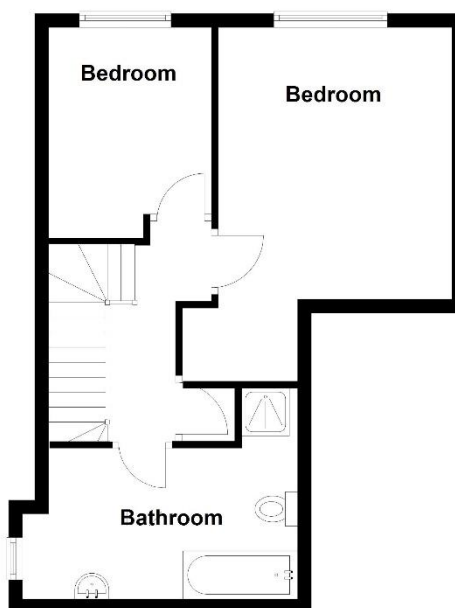
Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.6 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.