



smarthomes

## Houghton Court

Hall Green, Birmingham

- A Very Well Presented Two Bedroom Ground Floor Flat
- Re-Fitted Kitchen & Family Bathroom
- Well Maintained Communal Rear Garden
- No Upward Chain

**Fixed Price £135,000**

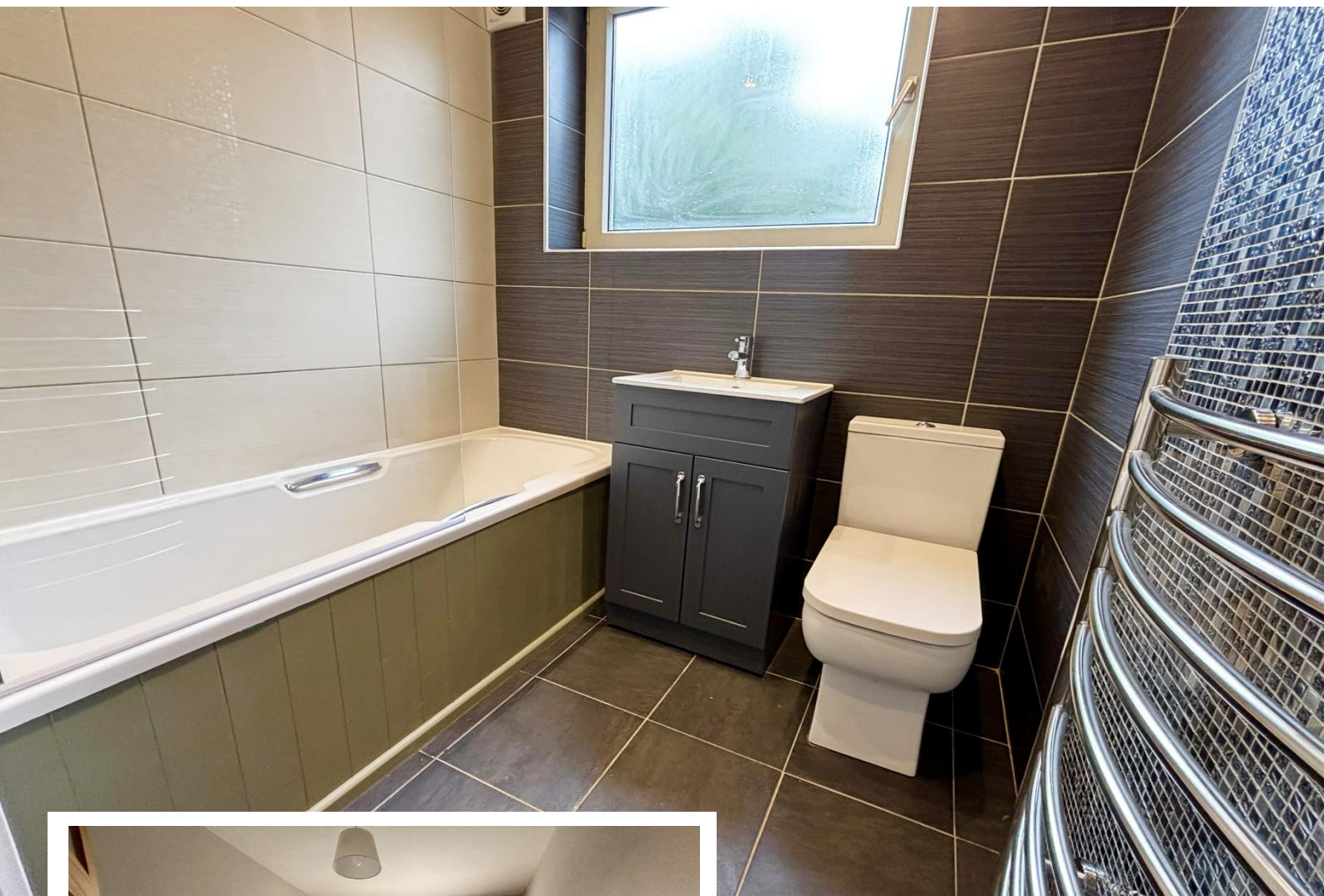
Current EPC Rating - D  
Current Council Tax Band - A





## Property Description

A totally refurbished ground floor maisonette benefiting from no upward chain and offering accommodation comprising a spacious lounge, re-fitted breakfast kitchen, two good size bedrooms, re-fitted bathroom and a shared rear garden



## Rooms & Measurements

Spacious Lounge to Front 4.98m x 3.68m (16'4" x 12'1")

Re-Fitted Breakfast Kitchen to Front 3.28m x 2.97m min (10'9" x 9'9" min)

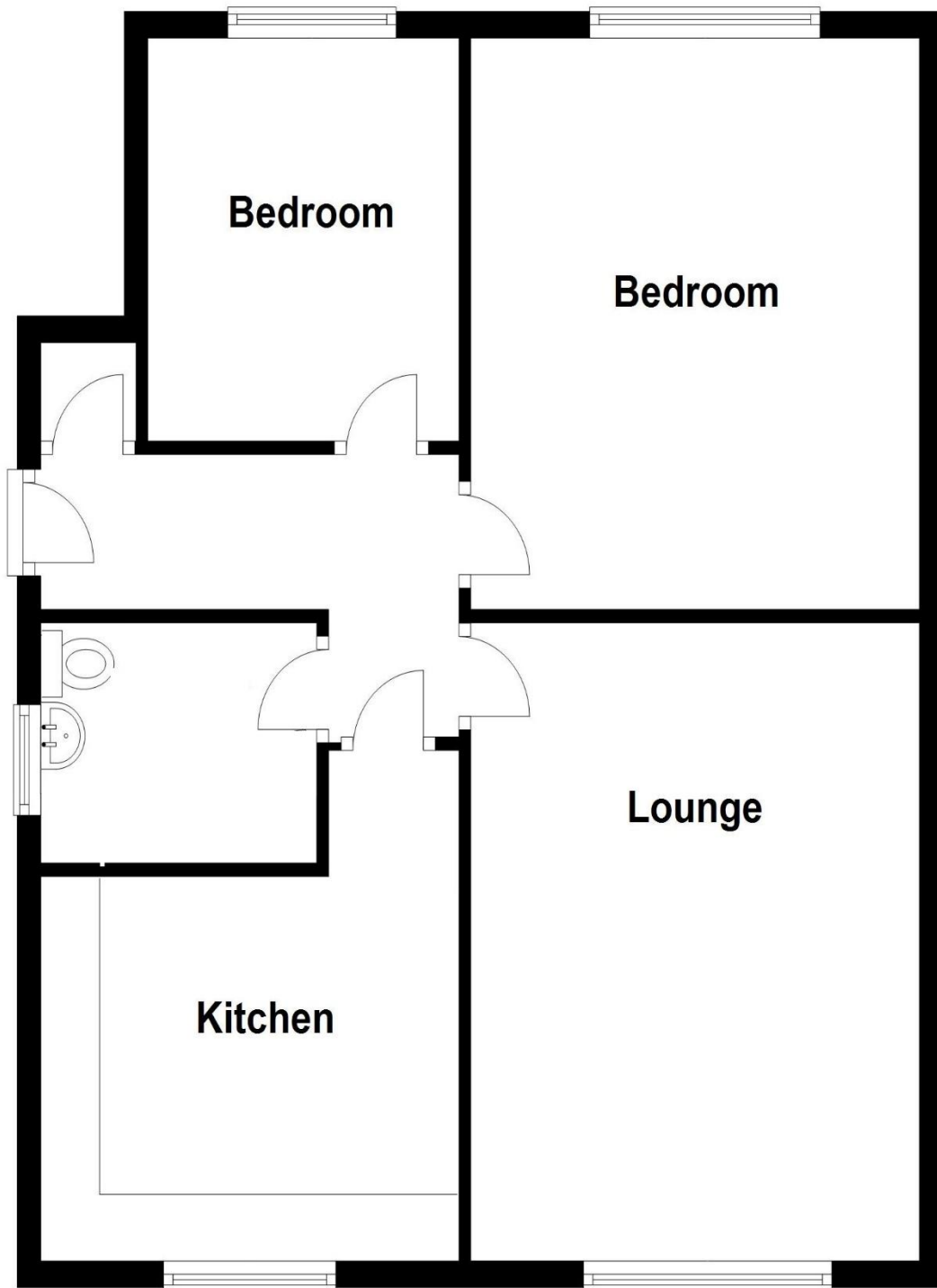
Bedroom One to Rear 4.29m x 3.73m (14'1" x 12'3")

Bedroom Two to Rear 3.4m x 2.26m (11'2" x 7'5")

Re-Fitted Bathroom to Side

Tenure

We are advised by the vendor that the property is leasehold with approx. 85 years remaining on the lease and a ground rent of approx. £125 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



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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.