



smarthomes

## Welby Road

Hall Green, Birmingham, B28 8AZ

- An Extremely Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Modern Kitchen Diner
- One Allocated Parking Space
- Within Walking Distance To Hall Green Train Station

**£190,000**

EPC Rating 82

Current Council Tax Band B





## Property Description

The property is set back from the road behind a block paved driveway providing one allocated parking space and paved pathway with communal lawns leading to communal entrance door with secure intercom system. Access to the property is gained via a hardwood door leading through to

### Entrance Hallway

With ceiling light point, central heating radiator, useful storage cupboard, telephone intercom system and doors radiating off to



## L-Shaped Open Plan Lounge Kitchen Diner

### Lounge Area

16' 8" x 11' 5" (5.1m x 3.5m) With two double glazed windows to rear elevation, central heating radiator and two ceiling light points.



### Modern Kitchen

10' 2" x 9' 6" (3.1m x 2.9m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor over, glazed splash back and electric oven beneath, integrated washer dryer, integrated fridge freezer, integrated wine cooler, spot lights to ceiling, cupboard housing the Potterton central heating boiler and double glazed windows to the front and side



### Bedroom One to Front

10' 9" x 9' 10" (3.3m x 3.0m) With double glazed window to front elevation, central heating and ceiling light point



### Bedroom Two to Front

9' 10" x 7' 10" (3.0m x 2.4m) With double glazed window to rear elevation, central heating radiator and ceiling light point



### Modern Family Bathroom to Rear

7' 6" x 7' 2" (2.3m x 2.2m) Being fitted with a three piece modern white suite comprising; P shaped bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin with mixer tap, feature LED mirror, shaver socket, complementary tiling to all walls, tiled flooring, obscure double glazed window to rear, feature ladder style central heating radiator, spot lights to ceiling and extractor.



### Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,840 per annum and a ground rent of approx. £295 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 Vendor. Current council tax band - B



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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.