



smarthomes

Brookwood Avenue

Hall Green, Birmingham, B28 0DA

- A First Floor Apartment
- One Double Bedroom
- Re-Fitted Kitchen
- No Upward Chain

£105,000

EPC Rating 74

Current Council Tax Band A





Property Description

The property is set in a convenient location within walking distance to Yardley Wood Train Station providing commuter routes to Birmingham City Centre and Stratford Upon Avon.

The apartment is approached via communal parking with front door leading through to communal hallway and stairs leading to this first floor apartment



Private Entrance Hall

With two ceiling light points, loft hatch, wall mounted intercom system, wood effect flooring, three storage cupboards and doors leading off to

Re-Fitted Kitchen to Front

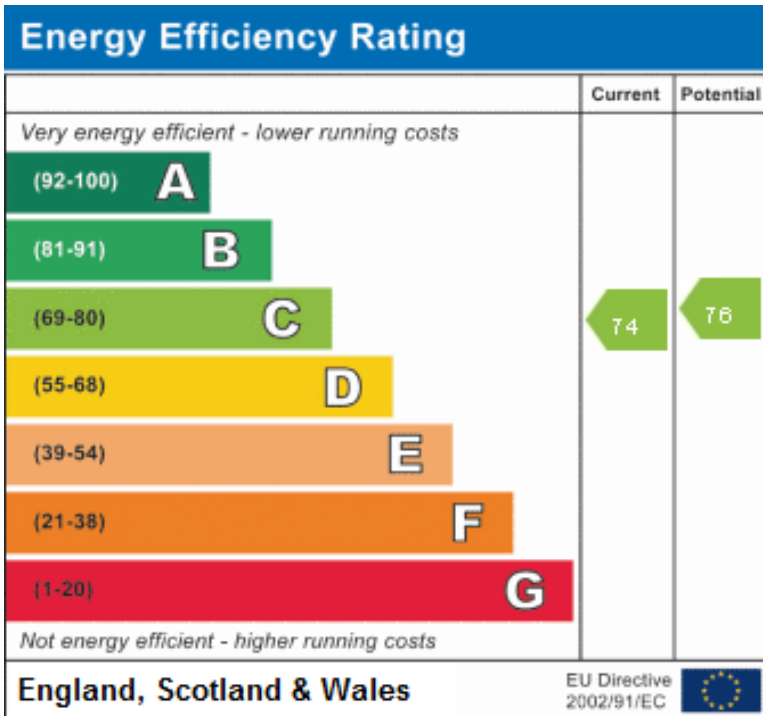
10' 2" x 7' 6" (3.1m x 2.29m) Being re-fitted with a range of high gloss, handle-less wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, ceiling light point, tiling to floor and double glazed window to front elevation

Lounge to Rear

11' 8" x 10' 6" (3.56m x 3.2m) With ceiling light point, double glazed window to rear elevation and wood effect flooring

Bedroom One to Rear

11' 8" x 9' 5" (3.56m x 2.87m) With double glazed window to rear elevation, ceiling light point and wood effect flooring



Shower Room to Front

4' 5" x 6' 5" (1.35m x 1.96m) Being fitted with a three piece white suite comprising of; shower cubicle with Triton electric shower, low flush WC and wall mounted wash hand basin with tiling to walls and floor, obscure double glazed window to front and ceiling light point

Garden

With shed

Tenure

We are advised by the vendor that the property is leasehold with approx. 90 years remaining on the lease, a service charge of approx. £340 per annum and a ground rent of approx. £10 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A