



smarthomes

## Hartlebury Close

Dorridge, Solihull, B93 8DR

- A First Floor Maisonette For The Over 55's
- Two Double Bedrooms
- Re-Fitted Kitchen
- No Upward Chain

**£160,000**

EPC Rating - 72

Current Council Tax Band - B







## Property Description

Access to the property is gained via a door leading into

### Porch

4' 0" x 5' 0" (1.22m x 1.52m) With electrical fuse box, ceiling light point and stairs leading up to

### Hallway

9' 7" x 2' 5" (2.92m x 0.74m) With useful cloaks cupboard and doors leading off to





### **Lounge to Front**

14' 7" x 9' 7" (4.44m x 2.92m) With double glazed window to front elevation, wall mounted electric heater, two ceiling light points and door leading through to



### **Re-Fitted Kitchen to Rear**

8' 5" x 6' 7" (2.57m x 2.01m) Being fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, electric hob with glazed splash back, integrated microwave and integrated Neff oven and grill, integrated fridge, space for washing machine and space for tumble dryer, laminate flooring, ceiling light point and double glazed window to rear



### **Bedroom One to Front**

13' 1" x 8' 5" (3.99m x 2.57m) With double glazed window to front elevation, wall mounted electric heater and ceiling light point



### **Bedroom One to Rear**

With double glazed window to rear elevation, wall mounted electric heater and ceiling light point

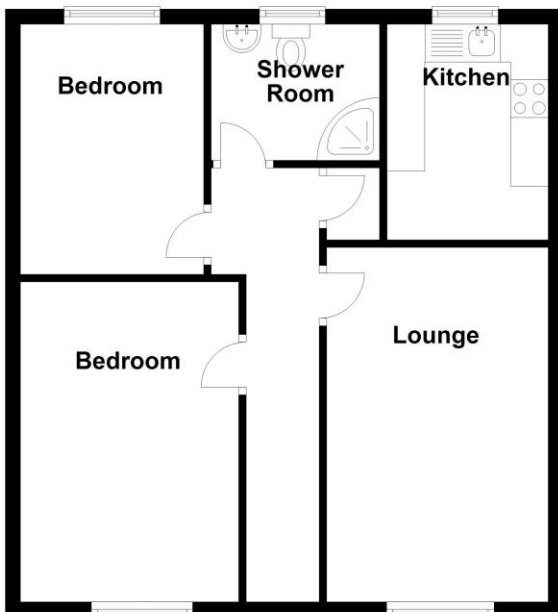
## Shower Room to Rear

6' 7" x 6' 4" (2.01m x 1.93m) Being fitted with a three piece suite comprising; corner shower enclosure with electric shower over, low flush WC and vanity wash hand basin, tiling to all walls, extractor, obscure double glazed window to rear and ceiling light point

## Tenure

We are advised by the vendor that the property is leasehold with approx. 62 years remaining on the lease, a service charge of approx. £1,900 per annum and a ground rent of approx. £185 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 - B

First Floor



Total area: approx. 53.7 sq. metres (578.4 sq. feet)

