



smarthomes

## Beech House, Fulford Close

Wythall, Birmingham

- A Beautifully Presented Two Bedroom First Floor Apartment
- Re-Fitted Kitchen, Guest Bathroom & En-Suite Shower Room
- Lounge/Diner with Juliet Balcony
- Allocated Parking Space & Visitor Parking

**Offers Over £195,000**

Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

A beautifully presented first floor apartment situated in a delightful semi-rural cul-de-sac location. The property benefits from open views to rear and offers accommodation comprising an attractive lounge/diner with Juliet balcony, modern fitted kitchen, two double bedrooms, en-suite shower room, further bathroom, well maintained communal gardens, an allocated parking space, visitor parking & additional private roadside parking

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. Local schooling includes Coppice Primary School, Meadow Green Primary School, Woodrush Senior School and Sixth Form Education facilities subject to confirmation from the Education Department. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and the property benefits from being a 5 minute drive to Dickens Heath, less than 10 minutes to Shirley and 15 minutes to Solihull



## Rooms & Measurements

Open Plan Lounge/Diner to Front 4.78m x 3.23m (15'8" x 10'7")

Modern Fitted Kitchen to Front 2.9m x 2.01m (9'6" x 6'7")

Master Bedroom to Rear 5.23m max x 3.12m max (17'2" max x 10'3" max)

Modern En-Suite Shower Room 1.96m x 1.35m (6'5" x 4'5")

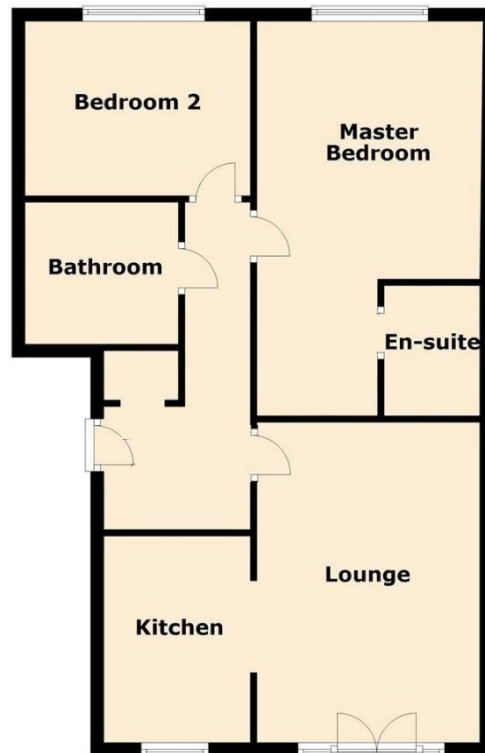
Bedroom Two to Rear 3.25m x 2.51m (10'8" x 8'3")

Modern Guest Bathroom 2.16m x 1.85m (7'1" x 6'1")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £2,221.20 per annum and a ground rent of approx. £373.48 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 – C



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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.