



smarthomes

Loxley Court, Baldwins Lane

Hall Green, Birmingham

- A Beautifully Presented Two Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- Modern Family Bathroom
- Peppercorn Ground Rent & Allocated Parking Spaces

£220,000

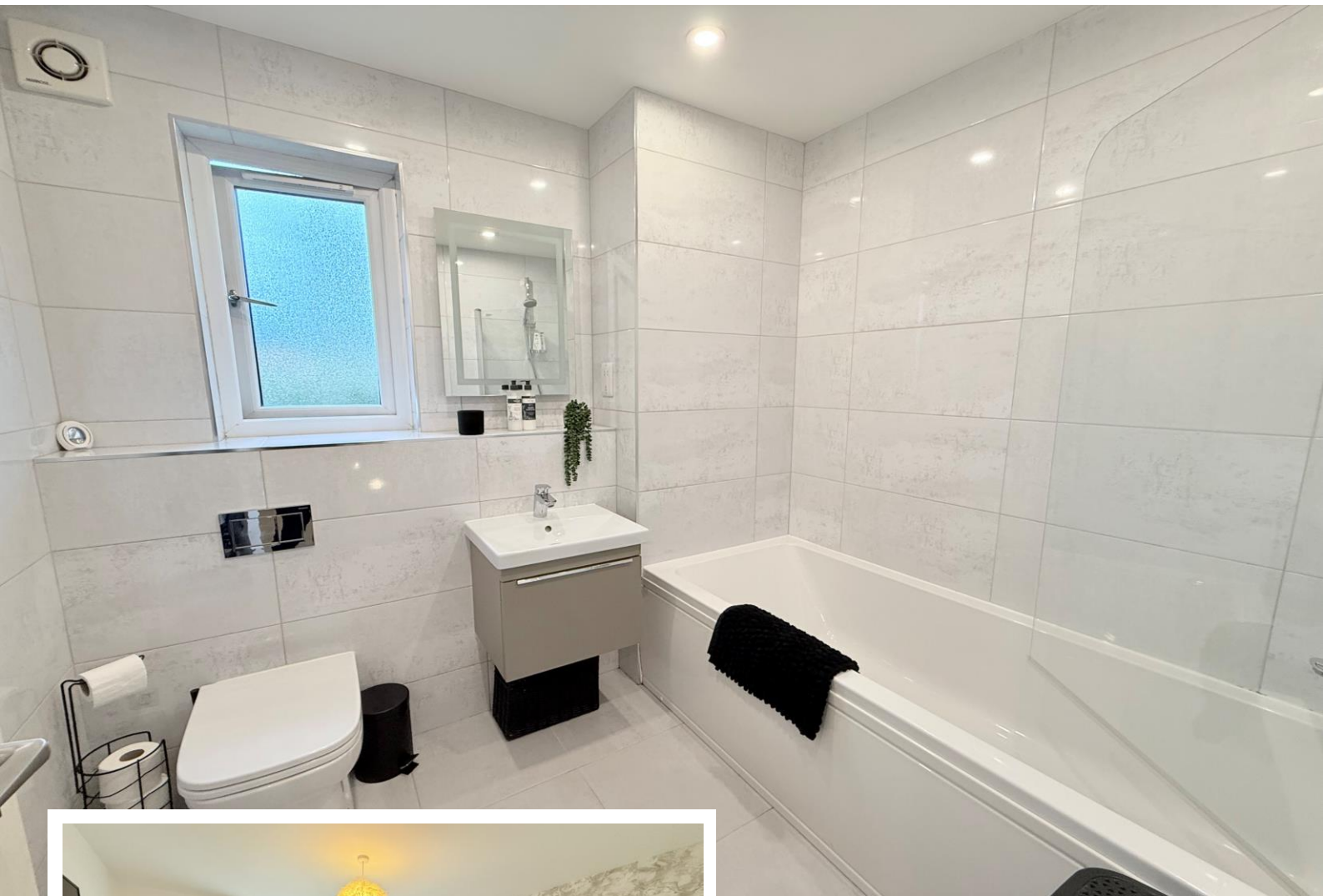
Current EPC Rating - B
Current Council Tax Band - C





Property Description

A beautifully presented and recently constructed first floor apartment situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising an open plan lounge/kitchen/diner with Juliet balcony, two good size bedrooms, modern family bathroom, one allocated parking space and well maintained communal gardens



Rooms & Measurements

Open Plan Lounge/Kitchen Diner to Rear 7.11m x 3.35m (23'4" x 11'0")

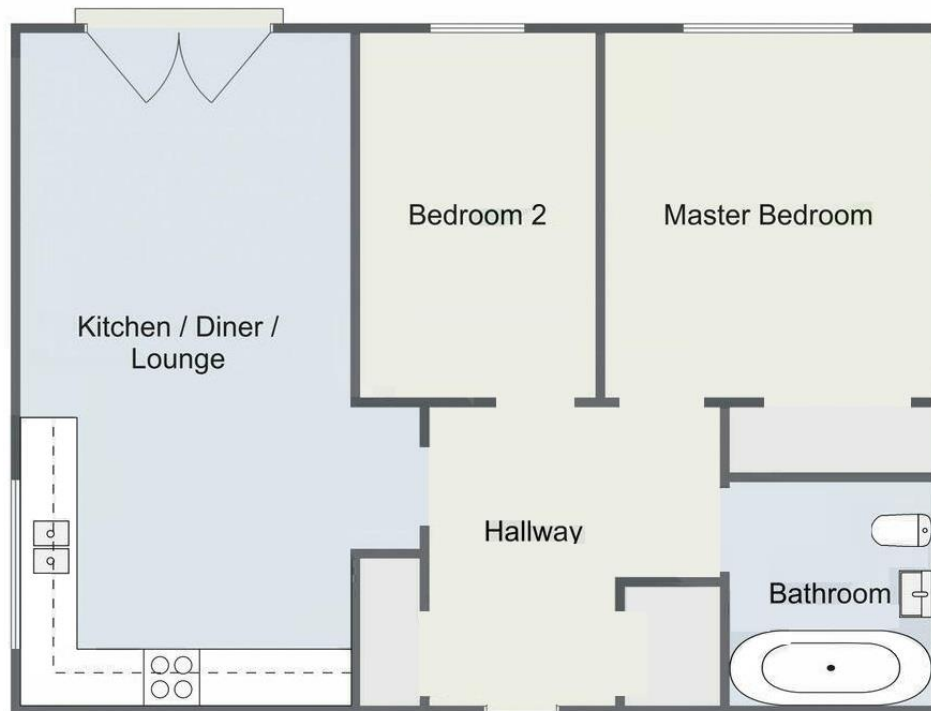
Bedroom One 3.73m x 3.35m (12'3" x 11'0")

Bedroom Two to Rear 3.71m x 2.31m (12'2" x 7'7")

Modern Family Bathroom 2.24m x 1.75m (7'4" x 5'9")

Tenure

We are advised by the vendor that the property is leasehold with approx. 144 years remaining on the lease, a service charge of approx. £1,800 per annum and a peppercorn ground rent 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 - 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 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.