



6 Loxley Court, Baldwins Lane, Hall Green

Offers in the Region of **£230,000**

A well-presented first floor apartment situated in the popular area of Hall Green, offering modern and spacious accommodation throughout. The property features two bedrooms, including a principal bedroom with ensuite shower room, a contemporary family bathroom, and a bright open-plan living area with fitted kitchen, ideal for both relaxing and entertaining. Further benefits include one allocated parking space, communal EV charging points, and a convenient location close to local amenities, schools, and excellent transport links. An excellent opportunity for first-time buyers or investors alike.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Council Tax Band: C

Property Type: Flat

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

The property is set back from the road behind a tarmacadam driveway leading to an allocated parking space, bike storage and well maintained communal gardens. A secure communal entrance door leads into a communal hallway with stairs rising to the first floor where you will find a private entrance door leading to

Entrance Hallway With two storage cupboards, ceiling spot lights, radiator, wood effect flooring and door leading off to

Open Plan Lounge/Kitchen Diner to Front 21' 10" x 12' 4" (6.65m x 3.76m) Being fitted with a range of wall, base and drawer units with a feature work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level electric oven, integrated dishwasher, integrated washer/dryer and integrated fridge/freezer. Concealed wall mounted gas central heating boiler, tiling to splash back areas, part tiled and part wood effect flooring, two radiators, ceiling light points and spot lights and a double glazed bay window to the front aspect.

Bedroom One to Front 10' 8" x 9' 1" (3.25m x 2.77m) With double glazed French doors leading to composite balcony with glass balustrade, radiator, two ceiling light points and door to

Ensuite Shower Room 6' 0" x 3' 10" (1.83m x 1.17m) Being fitted with a modern three piece white suite comprising shower enclosure with thermostatic rainfall shower, low flush W.C and pedestal wash hand basin. Complementary tiling to walls and floor, chrome ladder style radiator, LED mirror and ceiling spot lights.

Bedroom Two to Rear 12' 3" x 10' 5" (3.73m x 3.18m) With double glazed French doors leading to a Juliet balcony with wrought iron balustrade, radiator and ceiling light point.

Family Bathroom 7' 4" x 5' 6" (2.24m x 1.68m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. LED mirror, chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights.

Tenure We are advised by the vendor that the property is leasehold with approx. 146 years remaining on the lease, a service charge of approx. £1,623.44 per annum and a ground rent of approx. £250 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 - C





Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC

