



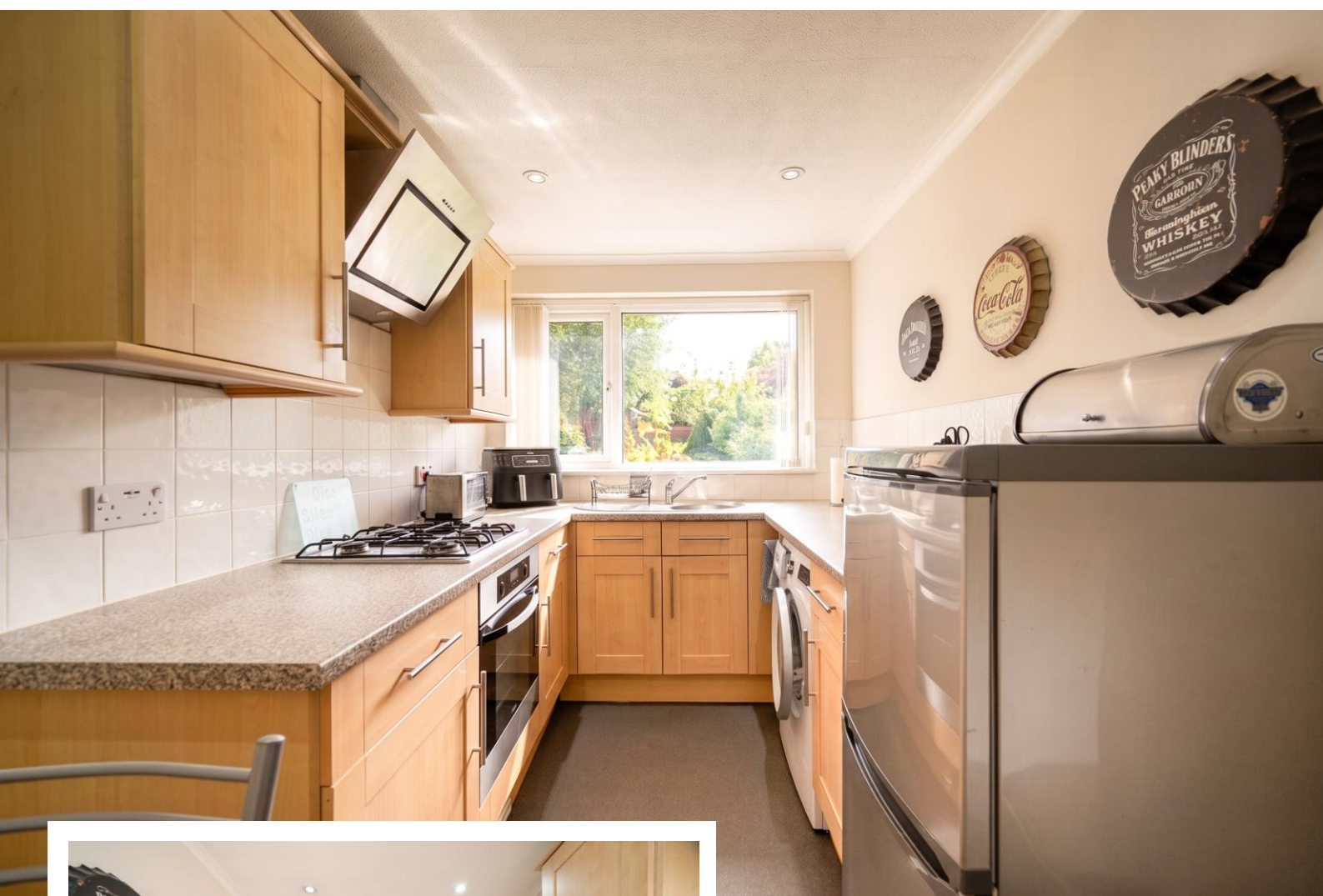
Overton Close Hall Green, Birmingham

- A Very Well Presented Two Bedroom First Floor Flat
- Breakfast Kitchen with White Goods Included
- Well Maintained Southerly Facing Rear Garden
- No Upward Chain

Offers Over £165,000

Current EPC Rating - TBC
Current Council Tax Band - B





Property Description

A very well presented first floor maisonette situated in a most convenient location and benefiting from no upward chain. Offer accommodation comprising a spacious lounge, breakfast kitchen with white goods included, two double bedrooms, shower room, secure garage en-bloc and access to a Southerly facing rear garden with large fully insulated home office/gym/workshop



Rooms & Measurements

Spacious Lounge to Front 4.5m x 3.1m (14'9" x 10'2")

Breakfast Kitchen to Rear 3.7m x 2.1m (12'1" x 6'10")

Bedroom One to Front 4.6m x 2.9m (15'1" x 9'6")

Bedroom Two to Rear 3.7m x 2.9m (12'1" x 9'6")

Shower Room to Rear 1.9m x 1.7m (6'2" x 5'6")

Large Insulated Home Office/Gym/Workshop 4.1m x 3.4m (13'5" x 11'1")

Secure Garage En-Bloc 4.9m x 2.3m (16'0" x 7'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 132 years remaining on the lease and benefits from no service charge or ground rent payable. 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



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.