



smarthomes

## Delamere Court

Highfield Road, Hall Green, B28 0HN

- A Well Presented Ground Floor Apartment
- Two Bedrooms
- Re-Fitted Kitchen
- No Upward Chain

**Offers Over £150,000**

EPC Rating - 63

Current Council Tax Band - B





## Property Description

The property is conveniently located close to the Stratford Road and all its amenities, being within walking distance of Waitrose supermarket. Yardley Wood Train Station is a short walk away with links to Birmingham Moor Street and Stratford-Upon-Avon. Local bus routes give easy access to Shirley, Solihull Town Centre & Birmingham City Centre.

This ground floor apartment is set back from the road behind a walled stone chipping fore garden with shrubbery borders and paved pathway extending to feature covered communal entrance with contemporary door leading through to communal hallway



### **Private Entrance Hallway**

With video intercom entry system, wood effect flooring, radiator, ceiling light point, storage cupboard and doors leading off to

### **Bedroom One to Front**

12' 10" x 11' 0" (3.91m x 3.35m) With feature curved double glazed bay window to front elevation, radiator, picture rail and ceiling light point



### **Bedroom Two to Rear**

9' 9" x 11' 3" (2.97m x 3.43m) With double glazed window to rear elevation, radiator, picture rail and ceiling light point

### **Lounge to Front**

11' 0" x 16' 0" (3.35m x 4.88m) With feature curved double glazed bay window to front elevation, radiator, wood effect flooring, picture rail, ceiling light point, fitted display shelving and wall mounted electric fire



### **Re-fitted Kitchen to Rear**

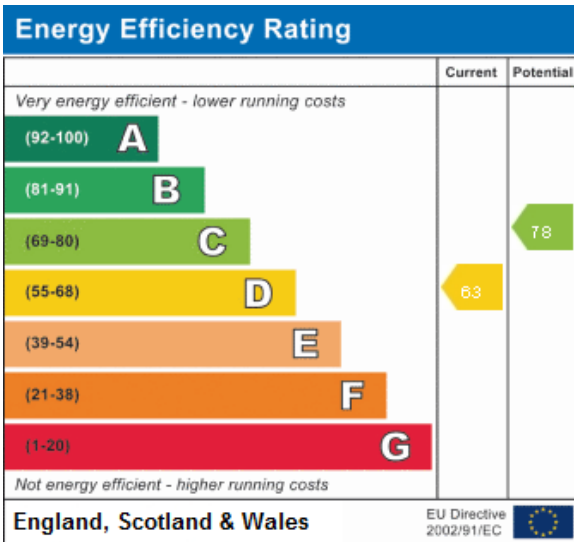
5' 11" x 14' 8" (1.8m x 4.47m) Being fitted with a range of attractive wall, drawer and base units with complementary stone effect work surfaces, sink and drainer unit with mixer tap, feature splashback, four ring gas hob with stainless steel splashback and contemporary extractor canopy over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, radiator, two ceiling light points, coving to ceiling, wood effect flooring, wall mounted Ferroli boiler, double glazed window to rear and UPVC double glazed door leading out to the communal rear garden





### Bathroom to Rear

6' 0" x 11' 4" (1.83m x 3.45m) Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, dado rail, wood effect flooring, obscure double glazed window to rear, radiator, ladder style heated towel rail, coving to ceiling, extractor, ceiling light point and wall lighting

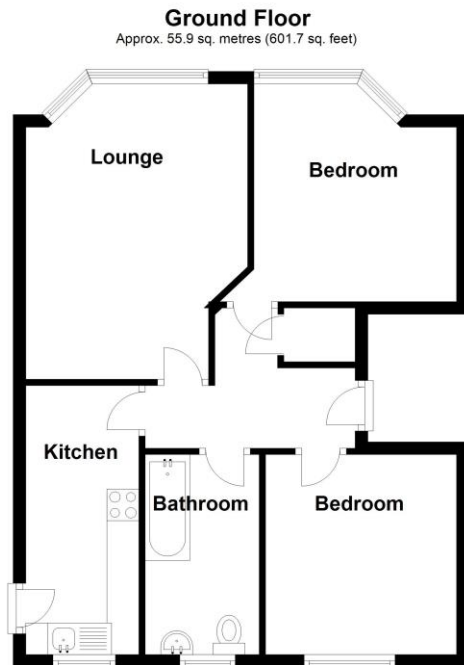


### Communal Gardens

The apartment benefits from the use of well maintained lawned communal gardens to the rear being fenced with paved pathways

### Tenure

We are advised by the vendor that the property is leasehold and will have an extended lease upon completion with approx. 101 years remaining on the lease, a service charge of approx. £1250 per annum and a ground rent of approx. £50 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 Nigel Hodges. Current council tax band - B



Total area: approx. 55.9 sq. metres (601.7 sq. feet)