



smarthomes

Hartlebury Close

Dorridge, Solihull, B93 8DR

- A First Floor Maisonette For The Over 55's
- Two Double Bedrooms
- Re-Fitted Kitchen
- No Upward Chain

£170,000

EPC Rating 72

Current Council Tax Band - B





Property Description

Access to the property is gained via a door leading into

Porch

4' 0" x 5' 0" (1.22m x 1.52m) With electrical fuse box, ceiling light point and stairs leading up to

Hallway

9' 7" x 2' 5" (2.92m x 0.74m) With useful cloaks cupboard and doors leading off to



Lounge to Front

14' 7" x 9' 7" (4.44m x 2.92m) With double glazed window to front elevation, wall mounted electric heater, two ceiling light points and door leading through to



Re-Fitted Kitchen to Rear

8' 5" x 6' 7" (2.57m x 2.01m) Being fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, electric hob with glazed splash back, integrated microwave and integrated Neff oven and grill, integrated fridge, space for washing machine and space for tumble dryer, laminate flooring, ceiling light point and double glazed window to rear



Bedroom One to Front

13' 1" x 8' 5" (3.99m x 2.57m) With double glazed window to front elevation, wall mounted electric heater and ceiling light point



Bedroom One to Rear

With double glazed window to rear elevation, wall mounted electric heater and ceiling light point

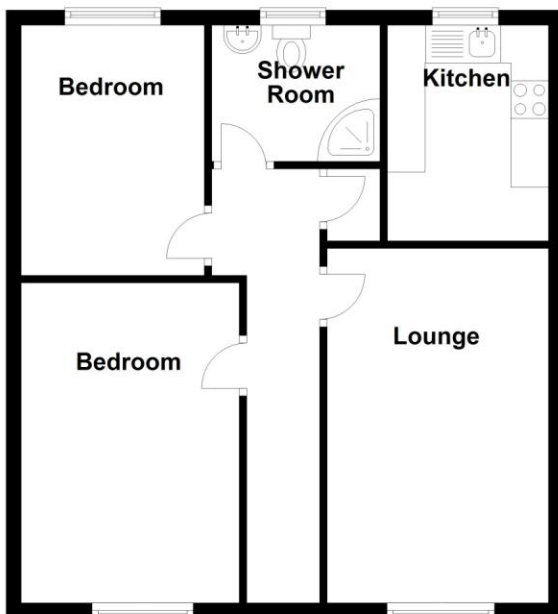
Shower Room to Rear

6' 7" x 6' 4" (2.01m x 1.93m) Being fitted with a three piece suite comprising; corner shower enclosure with electric shower over, low flush WC and vanity wash hand basin, tiling to all walls, extractor, obscure double glazed window to rear and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 62 years remaining on the lease, a service charge of approx. £1,900 per annum and a ground rent of approx. £185 per annum but are awaiting confirmation from the vendor's solicitor. 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

First Floor



Total area: approx. 53.7 sq. metres (578.4 sq. feet)

