



## Flat 4 Priory Gardens

Hall Green, Birmingham, B28 0TQ

Offers Over £160,000



\*TWO BEDROOM STUNNING APARTMENT\* Nestled in the charming area of Priory Gardens, Hall Green, Birmingham, this delightful two-bedroom apartment offers a perfect blend of modern living and comfort. The property boasts a beautiful finish throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The well-designed layout features two spacious bedrooms, providing ample space. The master bedroom benefits from an en suite bathroom, adding a touch of luxury and convenience, while a separate bathroom caters to guests and family alike.

The property also benefits from parking to the side of the apartment, and there is on street parking available too. The property benefits from NO UPWARD CHAIN making it an ideal choice for first-time buyers or those looking to downsize.

In summary, this house in Priory Gardens is a wonderful opportunity to acquire a beautifully finished home in a desirable location. Don't miss your chance to make this lovely property your own. The EPC rating is



## Approach

The property is accessed via a secure communal door with key pad access, adding extra security. The flat door is solid wood door, with a privacy peep hole, allowing entry into:

## Hallway

With both carpet and Laminate to floor covering, two ceiling light points, central heating radiator, central heating control system, intercom system, doors providing access to bedrooms one and two, bathroom, kitchen and two storage cupboards providing useful storage space.

## Bedroom One

12'9" x 10'5" (3.90m x 3.19m)

With ceiling light point, central heating radiator and double glazed PVC window to the side aspect and further door opening into:

## En Suite

2'7" x 10'7" (0.80m x 3.23m)

With tile effect Lino to floor covering, beige tiling to wall, ceiling light point, shaving port, free standing sink with separate hot & cold taps, walk-in shower with overhead shower attachment, wall mounted cabinet and low flush WC.

## Bedroom Two

9'5" x 7'5" (2.88m x 2.28m)

With ceiling light point, central heating radiator and double glazed PVC window to the side aspect.

## Kitchen

16'5" x 7'10" (5.01m x 2.40m)

With Lino to floor covering, white brick effect tiling with charcoal grout to wall covering, ceiling light

point and space for wall hanging pendants, central heating radiator, sage green splash back, wrapped marble effect work surfaces, a selection of wall and base units being off-white fronted with charcoal handles. Integrated cooker, Montpellier oven and grill, fridge/freezer, Ideal combination boiler concealed within cabinet, double glazed PVC window to the front aspect and further door leading into:

## Living Room

12'5" x 10'11" (3.80m x 3.33m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed PVC window to the side aspect, double glazed UPVC double doors with a window surround opening onto a Juliet balcony to the front aspect - providing dual aspect views.

## Bathroom

8'0" x 5'5" (2.46m x 1.67m)

With tile effect Lino to floor covering, white and grey tiling to wall covering, ceiling light point, central heating radiator, free standing sink with separate hot & cold taps, bath with mixer tap over, shaving port and low flush WC.

## Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 106 years, the ground rent is approximately £100.00 per annum and the service charges are approximately £1,900.00 per annum (subject to confirmation from your legal representative).

## Council Tax

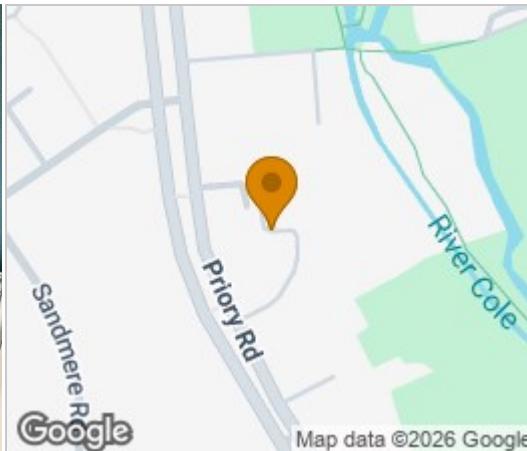
According to the Direct Gov website the Council Tax

Band for Flat 4 Priory Gardens, Hall Green, Birmingham, B28 0TQ is band A and the annual Council Tax amount is approximately £1,491.33 subject to confirmation from your legal representative.

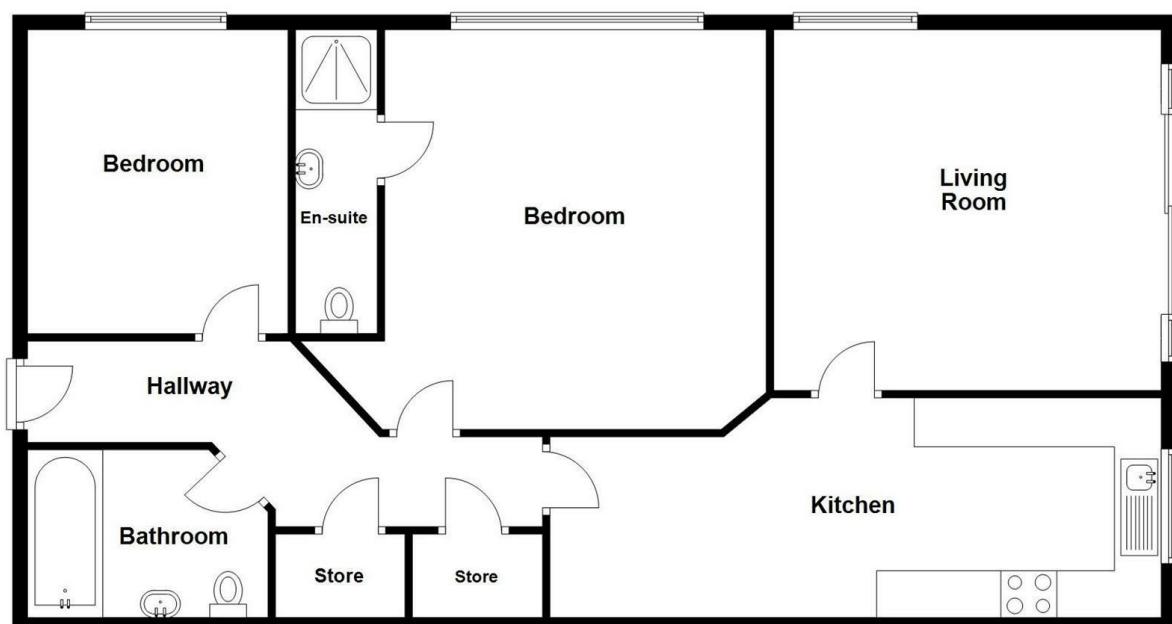
#### Allocated Parking

The property comes with an allocated parking space, and also offers guest parking spaces opposite the building





## Floor Plan

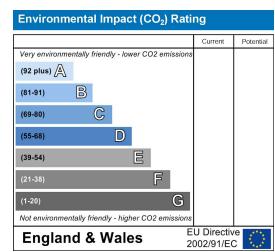
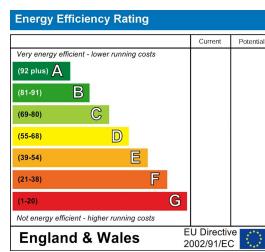


NOT to Scale  
for Illustrative Purposes Only.

## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk