



**108 Priory Road**  
Hall Green, Birmingham, B28 0TB

Offers Over £170,000



**\*\*THREE BEDROOM FLAT, IN HALL GREEN\*\*** Welcome to this charming flat located on Priory Road in the desirable area of Hall Green, Birmingham. This delightful property, built in 1950, situated in Hall Green, benefits from a range of local amenities, including shops, schools, parks, and train station, all within easy reach. The area is well-connected to public transport, making it convenient for commuting to Birmingham city centre and beyond.

The flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. With three bedrooms, there is ample space for relaxation and rest, catering to the needs of a growing family or those who require a home office. The property includes a well-appointed bathroom with a separate toilet, ensuring convenience for all residents. One of the standout features of this flat is the private garden, which offers a lovely outdoor space for gardening, relaxation, or enjoying sunny days with family and friends. Additionally, there is a storage cupboard in the garden, providing practical space.

This flat presents a wonderful opportunity to own a lovely flat, perfect for first time buyers in a sought-after location. With its blend of comfort, practicality, and outdoor space, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely flat your new home. EPC rating is C.



## Approach

With front door leading into:

## Hallway

With Laminate wood effect floor covering, ceiling light point, central heating radiator, additional storage space with shelving units and housing the Ferrioli boiler, double glazed UPVC window to the rear aspect overlooking the communal gardens and doors giving access to the living room and kitchen.

## Kitchen

10'1" x 7'5" (3.08m x 2.28m)

With Laminate wood effect floor covering, ceiling light point, green wood to splash backs, a selection of wall and base units with white wooden frontages, wrapped wood effect work surfaces, integrated induction hob with cooker/grill under, space facility for washing machine and fridge/freezer, separate storage for the gas meter and double glazed PVC window to the rear aspect overlooking the communal gardens,

## Living Room

16'9" x 10'9" (5.11m x 3.30m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator, chimney breast with decorative fireplace featuring marble mantle and solid wood surround, double glazed PVC window to the front aspect and double glazed opaque PVC

door giving access to the balcony and overlooking the front aspect.

## Secondary Hallway

With ceiling light point, central heating radiator, storage cupboard and further doors giving access to bedrooms one-three, bathroom and separate WC.

## Bedroom One

10'1" x 13'1" (3.08m x 3.99m)

With Laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed PVC window to the front aspect.

## Bedroom Two

10'3" x 7'3" (3.13m x 2.22m)

With ceiling light point, central heating radiator and double glazed PVC window to the rear aspect overlooking the communal gardens.

## Bedroom Three

6'9" x 10'0" (2.07m x 3.07m)

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

## Bathroom

4'8" x 5'8" (1.43m x 1.75m)

With Lino to floor covering, white tiling to wall covering, ceiling light point, central heating radiator, bath with Victorian style tap and shower overhead, free standing sink with separate hot & cold taps and

double glazed opaque PVC window to the rear aspect.

#### Separate WC

2'6" x 7'3" (0.78m x 2.21m)

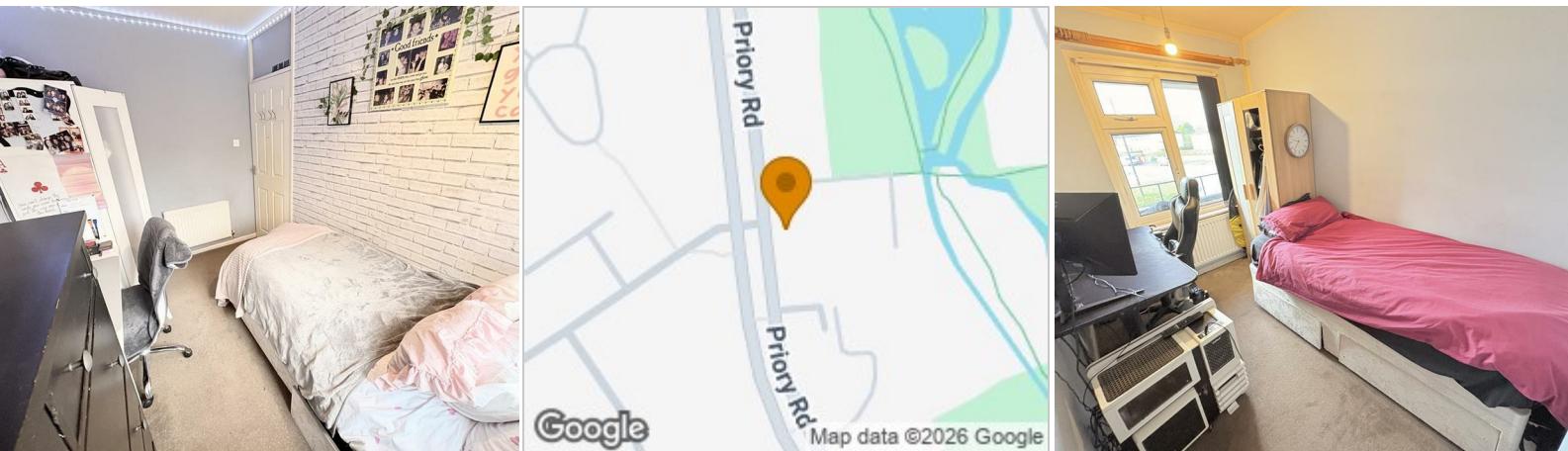
With Lino to floor covering, white tile to wall covering, ceiling light point, low flush WC and double glazed opaque PVC window to the rear aspect.

#### Tenure

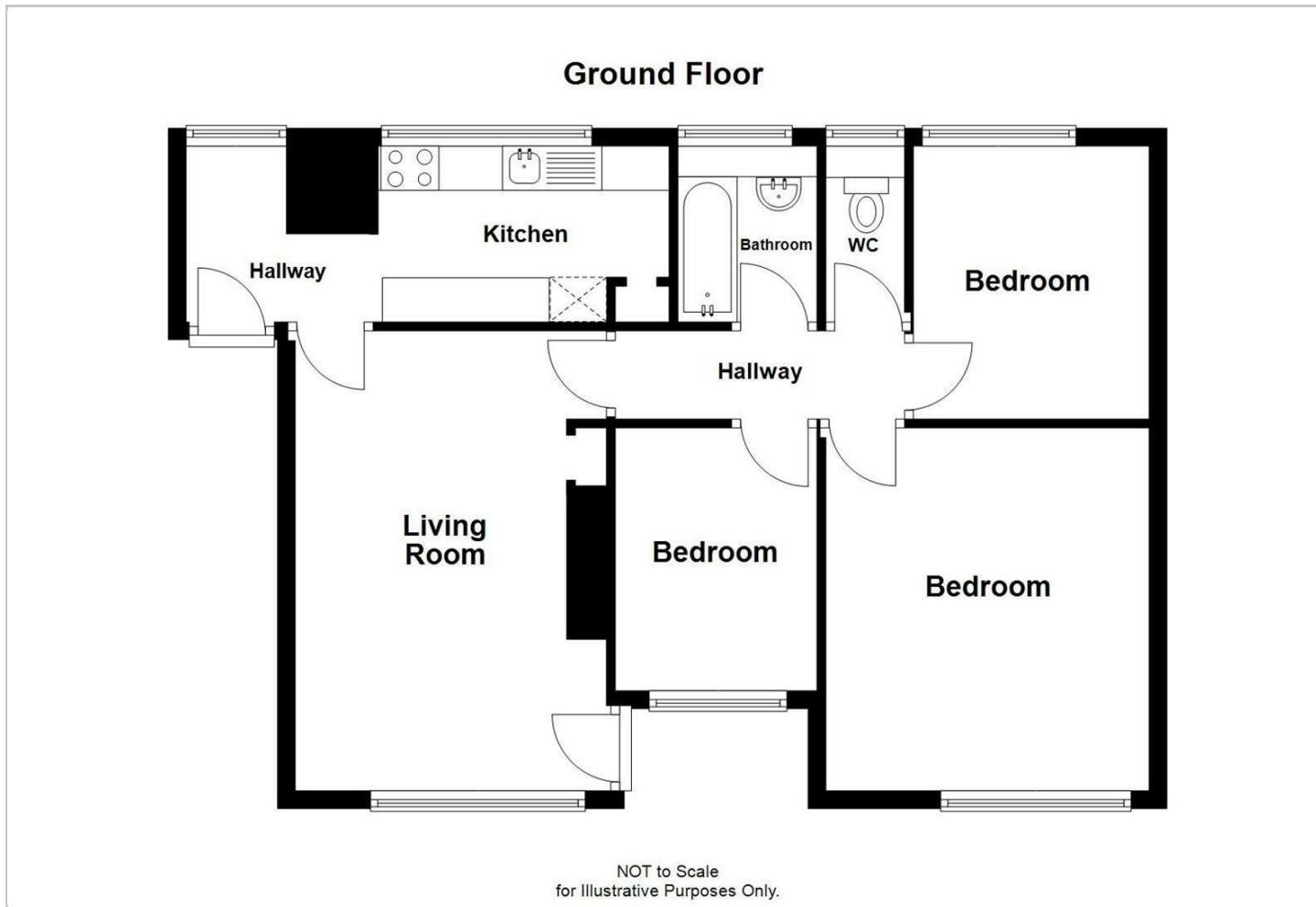
#### Council Tax

According to the Direct Gov website the Council Tax Band for Flat 4, 108 Priory Road, Hall Green, Birmingham, B28 0TB is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.





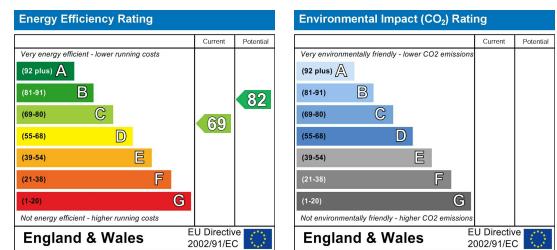
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.