



Offers Over £170,000

Carters Close, Marston Green, Birmingham, B37 7AX

**** GROUND FLOOR ** TWO BEDROOMS ** SECURE GATED ACCESS ** EXTENDED LEASE ****

Looking for a bungalow but struggling to find one in MARSTON GREEN then maybe consider this GROUND FLOOR property as an alternative

GREAT OPPORTUNITY to purchase a GROUND FLOOR APARTMENT located in MARSTON GREEN village within a GATED SECURE LOCATION. The property has its own ALLOCATED PARKING SPACE, private entrance hallway, lounge/dining room, kitchen to the rear, TWO BEDROOMS, and a shower room. The property also has communal areas consisting of bin areas, visitors parking, secure entrance hallway, and mature well maintained communal gardens surrounding. The property is leasehold which is being extended so will be sold with an extended lease...Energy Efficiency Rating:- C

Approach

The property is approached via a secure fob operated access gate and an archway gatehouse leading to:-

Parking Area

Communal parking area with an allocated numbered parking space and visitors spaces to be used when required. The parking area is surrounding with flower bed borders to the surrounding properties. Communal covered bin area to one side of the garden area, and access to the side of the property leading through to the communal rear garden area. Decorative lamppost lighting to the parking area. Opening to:-

Communal Entrance Porch

Under the canopy area are postboxes, and a secure intercom system. Windows and secure fob operated door leading through to:-

Communal Entrance Hallway

Entrance door through to the rear giving

access to the stairs leading to neighbouring apartments within the building and a further secure door to the rear allowing access to the communal rear garden area. Private door to:-

L-Shaped Private Entrance Hallway

Radiator, and doors to:-

Lounge/Dining Room

19'6" into bay 17'10" to wall x 12' max 9'7" min (5.94m into bay 5.44m to wall x 3.66m max 2.92m min)

Decorative Bay Area to the front with double glazed windows to the front and to either side inset, radiator, and a decorative dado rail to the walls. Stone effect fireplace creating a focal point, open archway to the rear into:-

Inner Vestibule

Storage cupboard to the side housing the boiler, o-ending to the rear into:-

Kitchen

9'3" x 7'5" (2.82m x 2.26m)

Range of wall mounted and floor standing

base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an under unit electric Beko oven with a four burner gas hob over, and an extractor above. Plumbing for a washing machine, partly tiled walls and window sill area. Tile effect flooring, spotlights inset to the ceiling area, radiator, decorative dado rail to the walls, and a double glazed window to the rear.

Bedroom One

11'8" max 9'10" min x 11'6" (3.56m max 3.00m min x 3.51m)

Double glazed window to the rear, radiator, decorative archway niche to one wall and built in two double wardrobes to one wall.

Bedroom Two

8'6" x 8'4" (2.59m x 2.54m)

Double glazed window to the front, and a radiator



Shower Room

6'3" x 5'11" (1.91m x 1.80m)

Suite comprised of a shower enclosure with a boiler fed shower inset and sliding door access. Low flush WC and a pedestal wash hand basin. Partly tiled walls with a decorative dado tile finish, radiator, and tile effect flooring.

OUTSIDE

Communal Rear Entrance Hallway

As previously mentioned there is a rear communal entrance hallway with stairs giving access to the upper floor apartments, and communal rear garden access.

Communal Rear Gardens

The communal rear gardens consist of mature well maintained flower bed areas with a lawn area and various paved access points.

FURTHER INFORMATION

The lease is currently being extended to 125 years - But this is to be confirmed

Service charge for the communal areas is £1400 PA

Ground Rent is £100 PA

