



30 Hamar Way, Birmingham, West Midlands, B37 7RZ

1 Bed Flat - Ground Floor

🔑 Receptions 1

🛏 Bedrooms 1

🚿 Bathrooms 1

**Offers In The Region Of
£130,000**



- ONE DOUBLE BEDROOM
- GROUND FLOOR MAISONNETTE
- OPEN PLAN LOUNGE / DINER
- INTEGRATED KITCHEN APPLIANCES
- MODERN BATHROOM

- ONE ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- COMMUNAL GARDEN
- MARSTON GREEN LOCATION
- EASY ACCESS TO TRANSPORT LINKS



ONE BEDROOM GROUND FLOOR MAISONETTE located within a popular modern development in Marston Green. The property is available to purchase on a LEASEHOLD basis, benefits from gas central heating, double glazed windows and ONE ALLOCATED PARKING SPACE. Ideal as a first time purchase and equally as good an investment.

Overview & Approach

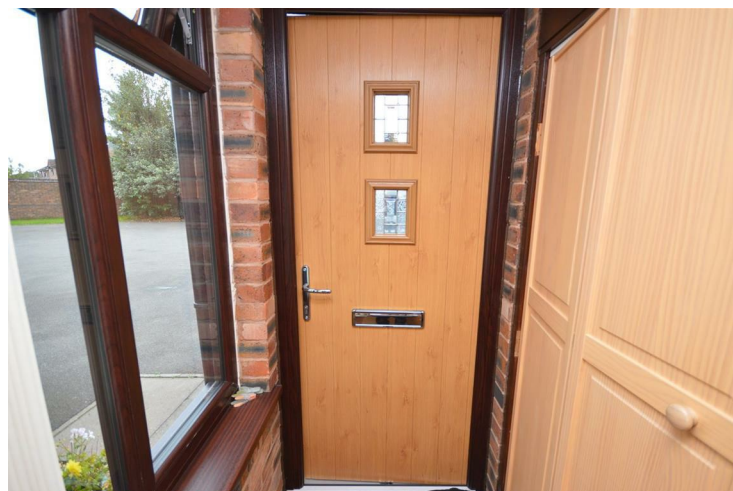


This well presented one bedroom ground floor maisonette is situated in a block of maisonettes just off Hamar Way in Marston Green. To the front of the block of properties is allocated and visitors parking spaces and their own small foregarden. Each of the maisonettes come with their own external storage cupboard which houses utilities and access to the property is via a covered canopy and composite front door with an external light point.

Marston Green is a district within North Solihull which benefits from its easy access to major local transport links such as Birmingham International Airport and Railway, HS2 Interchange Hub, M42, M6 motorways and A45. Is close proximity to local business parks, the NEC Genting Arena and Resorts World Complex. Marston Green village and train station also within a 2 minute drive from the property.

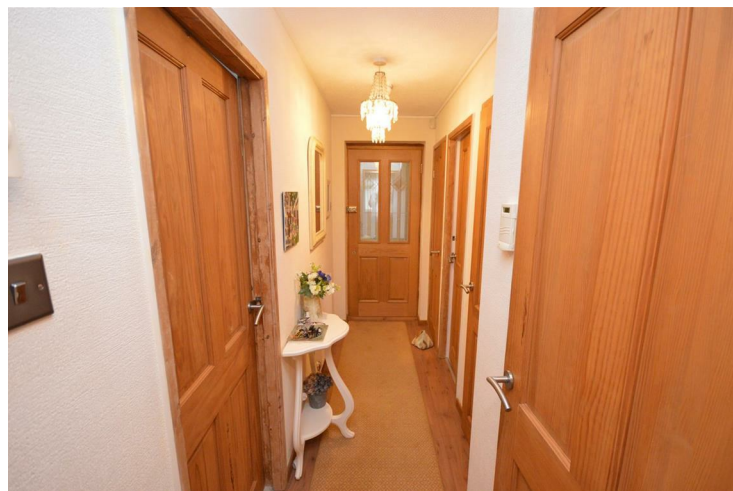
The Vendor has improved the property throughout, with modern internal doors, fixtures and fittings and certainly has that move in appeal.

Porch



Overlooking the side, ceiling light point and storage cupboard.

Entrance Hallway



Main entrance door into hallway with ceiling light point, storage, gas central heating radiator and doors leading off to:

Open Plan Lounge Kitchen



Two windows over looking the rear, ceiling light point and a central heating radiator. Laminate flooring and featured fire place in the lounge area. In the kitchen area there are ceiling down lights, tiled flooring matching wall and base units with work surfaces over with sink and drainer unit. Integrated appliances to include: fridge/freezer, washing machine and built in oven and microwave also integrated hob with extractor hood over.



Bedroom



Overlooking the front, ceiling light point, built in wardrobes a gas central heating radiator.

Bathroom



Overlooking the front, ceiling down lights, tiled flooring, paneled bath with shower over, wash hand basin and a low level WC.

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Communal Garden Area

A communal garden with lawn surrounded by perimeter fence and shrubbery.

Parking

One allocated space and visitor parking.

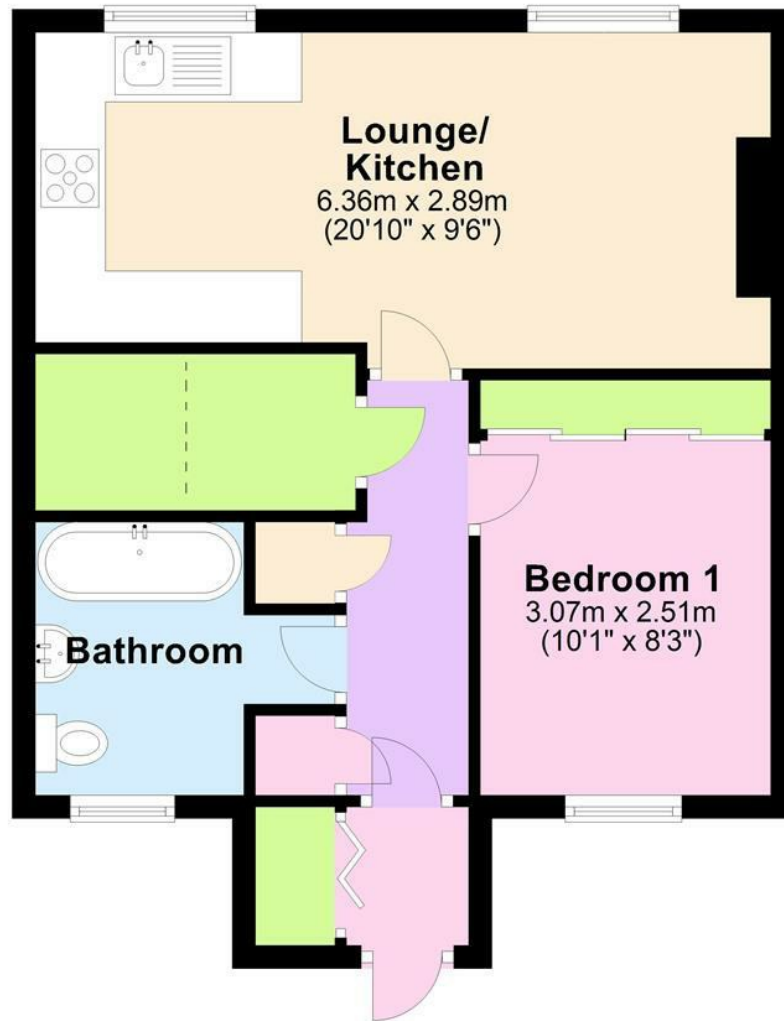
Additional Information

Property has a leasehold tenure with a peppercorn rent. There are 973 years remaining on the lease and no ground rent or service charges payable.

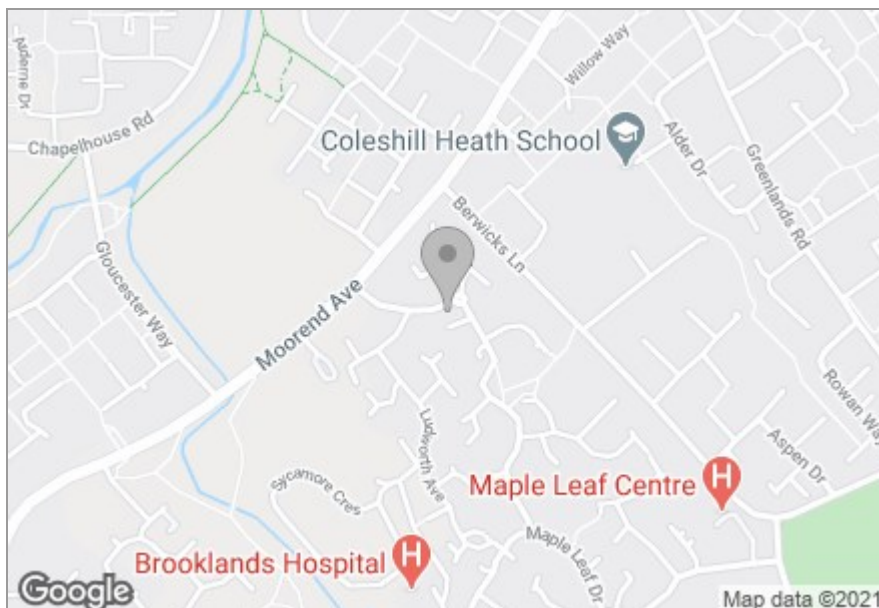
Hamar Way

Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

