



smarthomes

## Prory Gardens

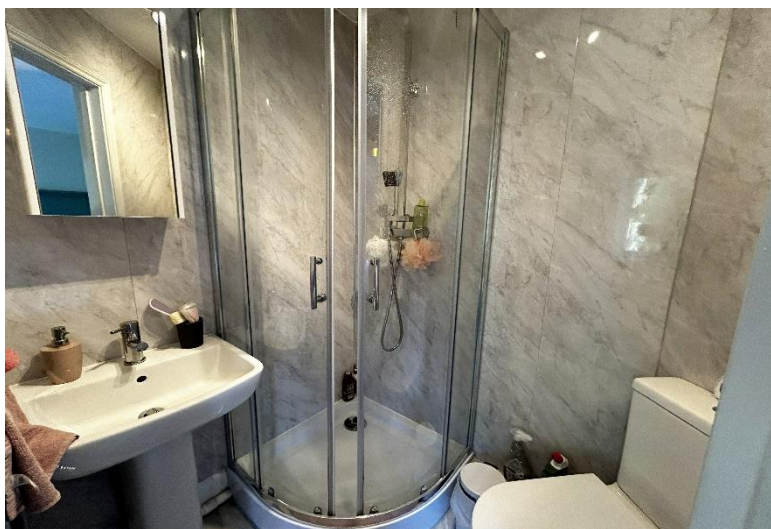
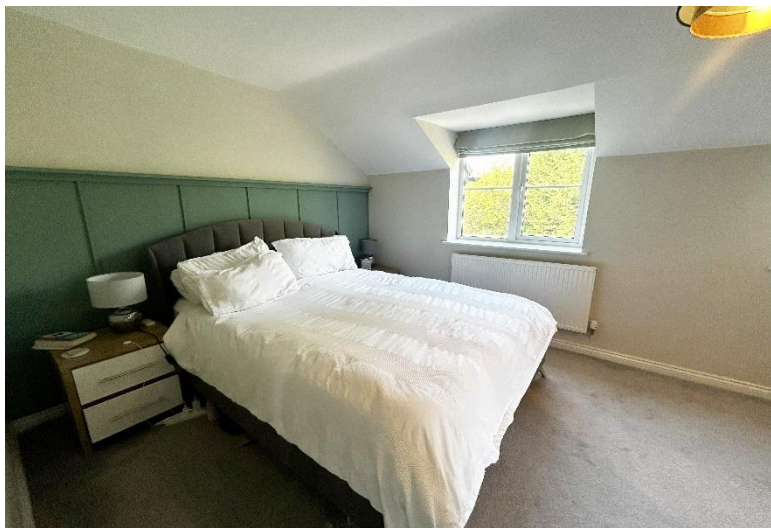
Hall Green, Birmingham

- A Beautifully Presented Two Bedroom Top Floor Apartment
- Re-Fitted Breakfast Kitchen
- En-Suite Shower Room & Bathroom
- Allocated Parking Space & Visitors Parking

**Offers Over £155,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A beautifully presented top floor apartment situated in a discreet cul-de-sac location with open views to rear and benefiting from no upward chain. Offering accommodation comprising lounge, re-fitted breakfast kitchen, master bedroom with en-suite shower room, second bedrooms, modern bathroom, one allocated parking space and visitors parking



## Rooms & Measurements

Lounge 4.24m x 3.07m (13'11" x 10'1")

Dual Aspect Re-Fitted Breakfast Kitchen 4.72m x 2.29m (15'6" x 7'6")

Bedroom One 4.95m max x 3.73m max (16'3" max x 12'3" max)

En-Suite Shower Room

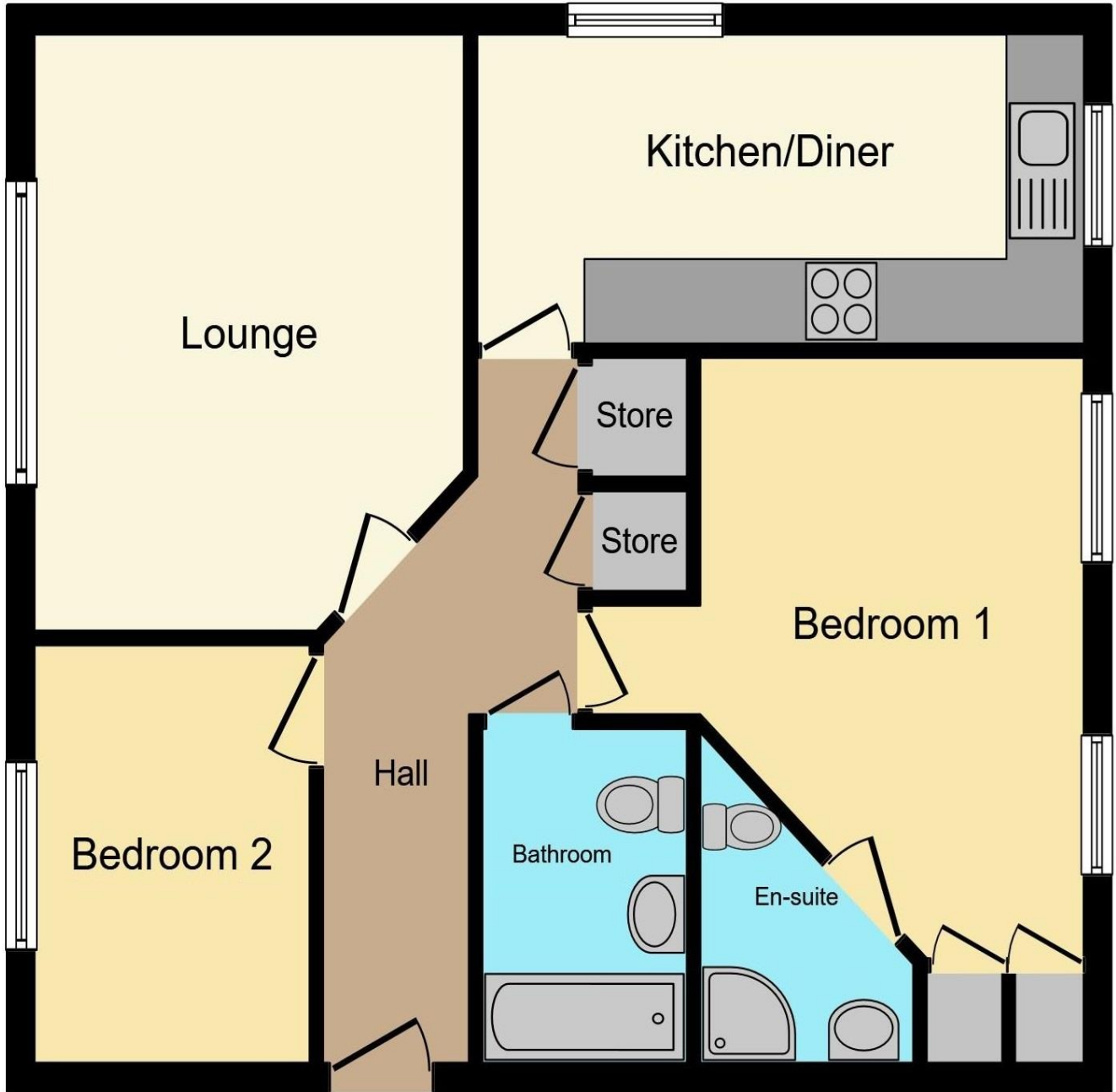
Bedroom Two 2.97m x 2.16m (9'9" x 7'1")

Modern Family Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £1,920 per annum and a ground rent of approx. £100 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.