Barratt Last
ESTATE AGENTS

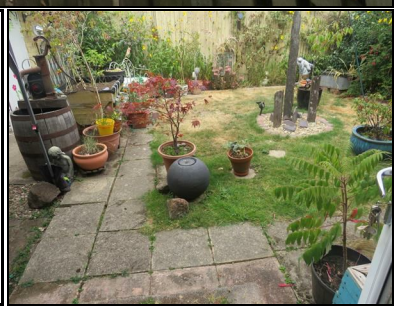
0121 776 5744











52 HEMLINGFORD ROAD, KINGSHURST, B37 6DH
£130,000 LEASEHOLD

- Delightful Ground Floor Maisonette
- Lounge & Dining Room
- Central Heating & Double Glazing
- Internal Viewing Strongly Recommended
- Formerly Three Bedrooms (now two)
- Spacious Fitted Kitchen & Bathroom With Shower
- Private Rear Garden
- No On-going Chain

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

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Registered office: 301-303 Chester Road B36 0JG

The Property Ombudsman

GROUND FLOOR

Private Front Entrance
UPVC front door.

Hallway
Central heating radiator, meter cupboard.

Attractive Lounge
17'1" x 11'2" (5.22 x 3.41)
Double glazed window with fitted shutters to the fore, wall-mounted electric fire, central heating radiator.

Dining Room (formerly 3rd bedroom)
11'2" x 9'5" (3.41 x 2.88)
2 central heating radiators, double glazed doors opening to the lovely private rear garden area.

Modern Fitted Kitchen
11'3" x 10'2" (3.44 x 3.12)
Matching fitted base and wall units, single drainer stainless steel sink with extendable mixer tap, ample work surfaces, gas cooker point, cupboard housing 'Worcester' combination gas fired central heating boiler, complimentary tiled splashbacks, double glazed window.

Bedroom 1
12'11" x 10'5" (3.96 x 3.20)
Double glazed window to rear, central heating radiator.

Bedroom 2
9'0" x 8'2" (2.76 x 2.50)
Double glazed window.

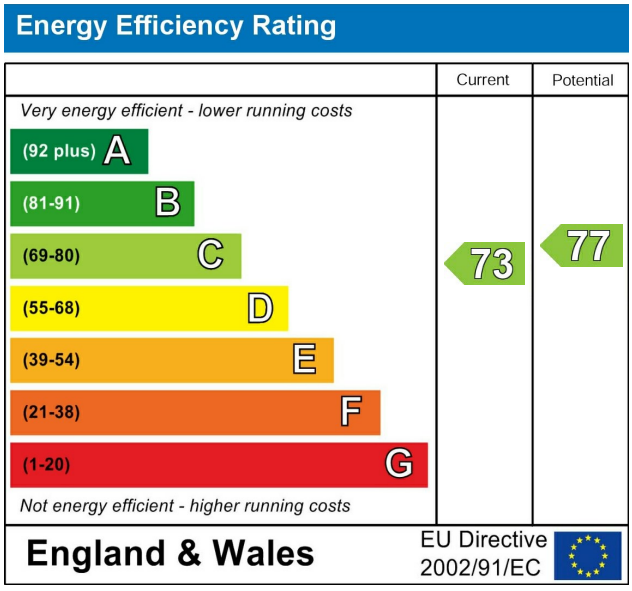
Bathroom
8'2" x 7'10" (2.51 x 2.41)
Panelled bath with shower attachment and glazed shower screen, pedestal wash hand basin, low flush w.c., chrome central heating radiator, 2 double glazed windows with fitted shutters, part UPVC clad/tiled walls.

OUTSIDE

Private Rear Garden
With screen fencing, tradesmans side entrance, lawn, flowers and shrubs, tool stores. A little oasis to be enjoyed.

ADDITIONAL INFORMATION
Tenure - We understand that the property is Leasehold with approximately 92 years unexpired. The Service Charge payable is £116.48 per quarter which includes Ground Rent and Buildings Insurance. However, we would advise all interested parties to have this information verified by a Legal Representative.

Council Tax - Band A - Solihull MBC.



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