



Baldwins Lane, Hall Green

Guide Price £225,000





PROPERTY OVERVIEW

Nestled in a sought-after location, this exquisite ground floor apartment promises a lifestyle of comfort and convenience. Immaculately presented throughout, this two-bedroom residence caters to the needs of both first-time buyers and astute investors. Moments away from all local amenities, this property offers the perfect blend of urban living and tranquillity. The apartment block sets the tone for elegance, being accessible through a communal entrance hallway boasting a secure intercom system. Upon entering the apartment itself via a welcoming hallway with ample storage solutions, one is greeted by the heart of the home – a sunlit open plan kitchen/dining, and living area, featuring a modern kitchen design. The accommodation comprises two generously sized double bedrooms, one of which serves as a luxurious principal suite complete with an ensuite bathroom and a private balcony. The second bedroom provides comfort and style, complete with double doors opening onto a private patio seating area. A well-appointed family bathroom completes the internal layout. Additional benefits include an allocated parking space ensuring stress-free parking.



The outdoor area includes a private patio seating area for al fresco dining and relaxation, a communal garden to the rear of the property and an allocated parking space which provides convenience for residents and visitors alike. With its seamless blend of modern design elements, convenient location, and practical outdoor space, this ground floor apartment represents a unique opportunity to acquire a stylish and comfortable home in a prime location.

PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- Immaculately Presented Throughout
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Dining / Living Room
- Two Double Bedrooms
- Principal Bedroom With En-Suite & Private Balcony
- Private South Facing Patio Seating Area
- Family Bathroom
- Allocated Parking Space



HALLWAY

KITCHEN/DINING & LIVING AREA

23' 1" x 11' 6" (7.04m x 3.51m)

PRINCIPAL BEDROOM

11' 7" x 9' 10" (3.53m x 3.00m)

BALCONY

ENSUITE

6' 4" x 3' 10" (1.93m x 1.17m)

BEDROOM TWO

13' 7" x 11' 1" (4.14m x 3.38m)

PATIO

BATHROOM

7' 4" x 6' 6" (2.24m x 1.98m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (743 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

LOCKED BIKE STORAGE

COMMUNAL GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washer/dryer, all carpets, blinds and light fittings, car charging point and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Service charge - £1,900 pa. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

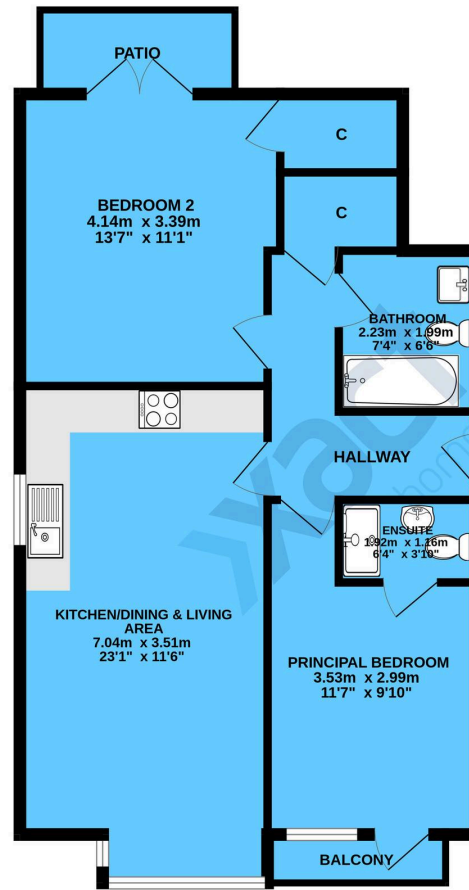
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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