



AP MORGAN

**Stratford Road, Hall Green, Birmingham**  
Fixed Price £125,000



**Features:**

- One bedroom ground floor flat
- Allocated residents' parking
- Spacious bedroom and lounge
- Practically designed kitchen
- Shared hallway
- Bathroom with shower over bath

**Description:**

A one-bedroom apartment, positioned on the ground floor, providing an accessible and low maintenance living space. This property is positioned in the highly sought-after area of Hall Green.

Lease remaining: 89 years, 11 months

Annual service charge: £1200

This property is securely accessed from outside via electronic locks, with a shared corridor to the front door. The residents' car park is also secured by a barrier.

The accommodation briefly comprises: an entrance hall with several storage cupboards; a fitted kitchen with integrated oven and gas hob plus ample cupboard and counter space; a lounge with views to the front of the property and French window onto the communal lawns; well-sized double bedroom with plenty of space for a bed and additional furniture; and a bathroom providing a bath with electric shower above, wash basin and WC.

Hall Green is a very popular residential area known for its excellent shops and convenient location. Residents here enjoy easy access to a range of local amenities, including shops, eateries and good schools. The property is situated minutes from Stratford Road (A38), offering speedy access to Birmingham city centre, Shirley & Solihull, and the M42. In addition, Hall Green and Yardley Wood train stations provide services to Birmingham and Stratford-Upon-Avon.

We have been advised by our seller that the lease remaining is 90 years. There is no ground rent to pay, and the current service charge is approximately £1200. A solicitor will need to verify this.



**Details:**

**Hallway**

**Kitchen** 9'9"x6'7" (2.97mx2m)

**Lounge** 9'7"x17'5" (2.92mx5.3m)

**Bedroom** 8'9"x14'1" (2.67mx4.3m)

**Bathroom** 5'1"x7'10" (1.55mx2.4m)

**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us  
on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

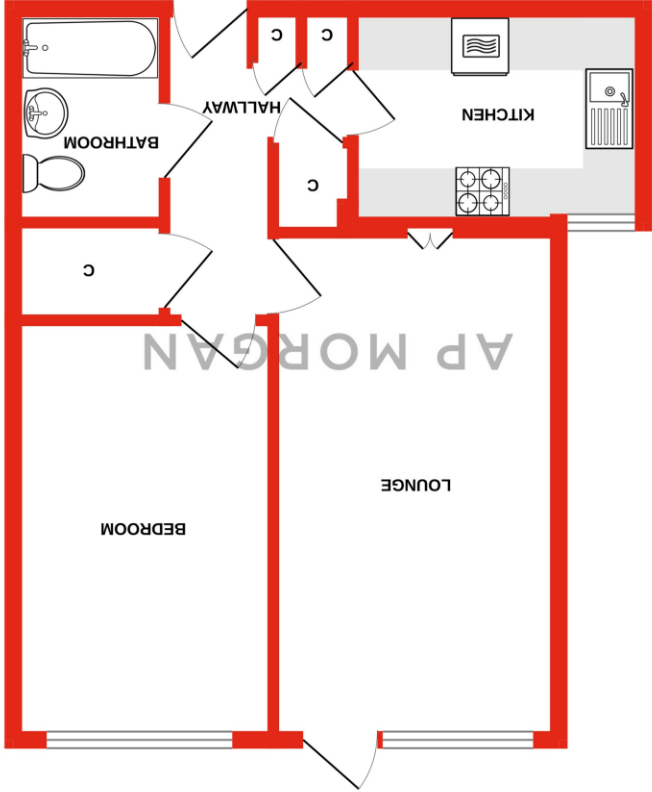
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as shown but no responsibility is taken for any error, omission or misstatement. 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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