



**Horton
& Storey**

OLD HALL GARDENS, MONKSPATH, SOLIHULL
£210,000





APPROACH

Access is gained via electric security gates from Monkspath Hall Road leading through to the communal courtyard gardens and parking areas. Access is gained via a private UPVC entrance door which leads through to the hallway.

HALL

With wooden effect flooring, gas central heating radiator, alarm system, storage cupboard housing the water tank and doors leading off to the bedrooms and living room.

LOUNGE/DINING ROOM 15' 02" (max) x 18' 05" (max) (4.62m (max) x 5.61m (max))

A large spacious room with two gas central heating radiators, storage cupboard, UPVC double glazed door with two double glazed windows to either side which lead out onto the patio area which overlooks the communal area.



REFITTED KITCHEN 7' 09" x 7' 08" (2.36m x 2.34m)

Having an archway leading into the kitchen with matching fitted base, wall and drawer units with roll-top surfaces, built-in electric oven and four ring gas hob with overhead extractor, integrated fridge and washer dryer. One and a half stainless steel sink and draining unit with mixer tap, double glazed window to the front of the property and complementary tiles with laminate flooring.

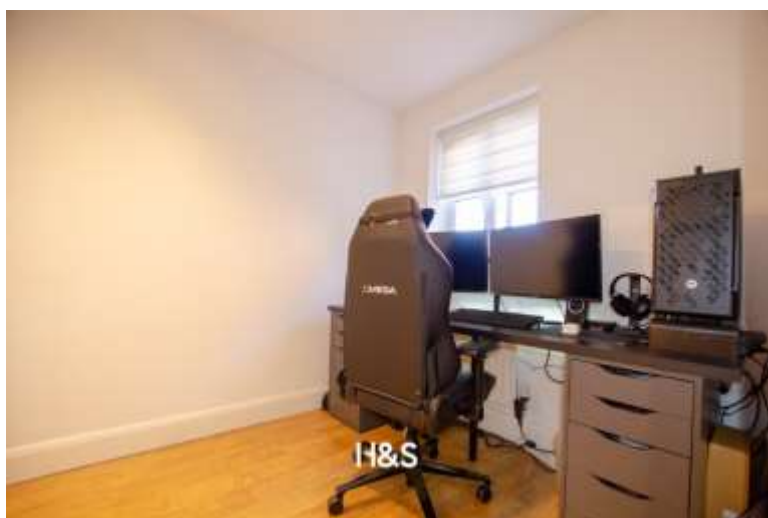


BEDROOM ONE 10' 10" x 11' 0" (3.3m x 3.35m)

A large double bedroom with gas central heating radiator and UPVC double glazed window. Door leading to:

EN SUITE

A three piece en suite with pedestal wash basin, low flush wc, double walk-in cubicle shower with glass sliding door, gas central heating radiator, complementary wall tiles and laminate flooring, extractor fan and wall mounted mirrored cabinet.



BEDROOM TWO 7' 01" x 9' 10" (2.16m x 3m)

A double bedroom with gas central heating radiator and UPVC double glazed window with laminate flooring.

BATHROOM 7' 05" x 5' 07" (2.26m x 1.7m)

Having a two piece white suite with pedestal wash basin with mixer tap, low flush WC and built-in panelled bath with shower and mixer tap. Shaver point and an extractor fan with inset lighting, gas central heating radiator and laminate flooring.;





OUTSIDE

There is an allocated parking space along with visitors parking spaces and communal garden area.

LEASE DETAILS

Lease Term: 125 years from 1st Jan 2003.

Ground Rent: £216 per annum. This is paid up until January 2021.

Service Charge: £1,330.92 pa.

Managing Agents - Premier Estates



THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017.

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2020

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.