



Apt 3, 250 Robin Hood Lane, Hall Green, Birmingham B28 0EQ      £157,000

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## Key Features

Reception Hall with Security Intercom  
 Spacious Living Room  
 Fitted Kitchen  
 Two Bedrooms  
 En-Suite Shower Room  
 Bathroom  
 Gas Central Heating / Double Glazing  
 Single Car Parking Space  
 Visitors Parking  
 Communal Gardens  
 No Chain

Apartment 3 is a recently built, two bedroomed, luxury, ground floor apartment, presented to the highest standards and enjoying superb specification set within a short strolling distance of all local amenities.

## Local Authority

Birmingham City Council

## Vendor's Comments

We purchased our home 7 years ago as first time buyers and have not looked back. Our neighbours have become friends and there is a wonderful community within the vicinity.

The property is situated with excellent rail links to Birmingham and Stratford and is close to Shirley, Solihull and Moseley for shopping and entertainment.

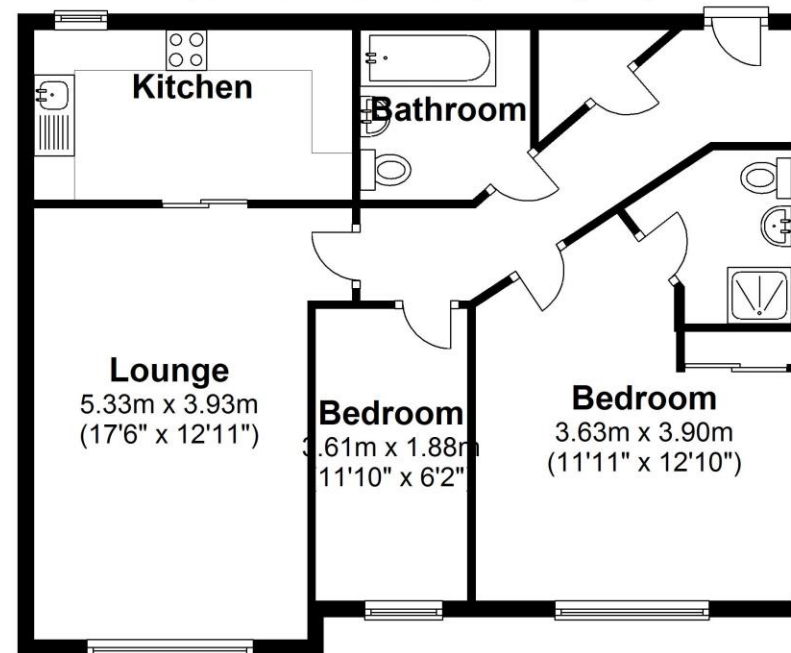
## Tenure

We have been advised that the property is LEASEHOLD having 116 years remaining on the lease. There is a Service Charge together with Ground Rent in the region of £1,200 per annum paid half yearly.

However, you should check this with your legal advisor before exchanging contracts.

## Ground Floor

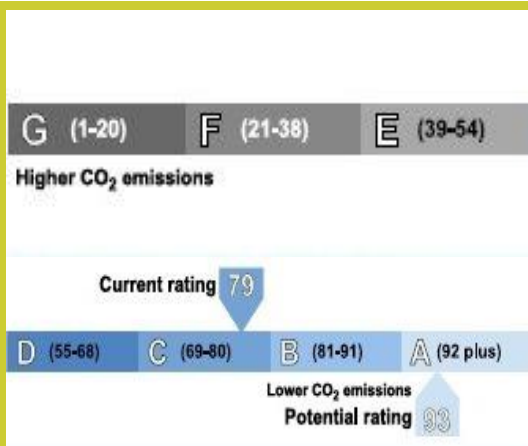
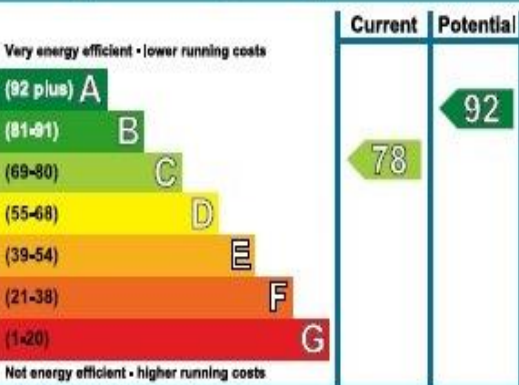
Approx. 67.7 sq. metres (728.6 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating



Total area: approx. 67.7 sq. metres (728.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



