



9 Hewell Place

HEWELL ROAD
BARNT GREEN

£199,999



One Bedroom Ground Floor Maisonette

Description.

A rare opportunity to acquire a one bed room ground floor maisonette located within the sought after village of Barnt Green, just a stone's throw from local shops, bus stops and train station (direct to Birmingham). The property benefits from a lounge/dining room, kitchen, bathroom, communal garden (with direct access from the bedroom), modern double glazing and an extended lease. Offered with NO ONWARD CHAIN.

The accommodation comprises: External garden store, entrance hall, lounge/diner with a generous storage cupboard and adjoining kitchen with integrated oven, hob, extractor fan, space for a washing machine and a full height cupboard suitable for housing a fridge/freezer. An inner hall provides access to a cupboard containing the hot water tank, bathroom (with shower above bath) and a double bedroom with door leading to the communal garden.

The maintained communal garden is predominantly laid to lawn with an area of hardstanding and fenced boundaries. A shared passageway to the side of the property is suitable for bin access and an exclusive parking space is available.

Services: Mains water, mains drainage and slimline electric radiators.

Tenure: Leasehold (135 years remaining)

Ground Rent: NIL

Service Charge: £475 per annum



Room Dimensions.

Lounge/Diner: 16' 1" (max) x 12' 2" (4.91m x 3.73m)

Kitchen: 6' 7" x 9' 11" (max) (2.03m x 3.03m)

Bedroom: 11' 2" x 9' 10" (3.41m x 3.01m)

Bathroom: 6' 2" x 5' 6" (1.89m x 1.68m)

Location: Directly on the doorstep, Barnt Green village offers a variety of amenities including local shopping facilities, doctor's surgery, two churches, dentists, 'Outstanding' Ofsted rated St Andrews First School and train station (only a stone's throw from the property). The property itself is within close proximity to both the village gem, 'The Victoria Inn' and ever-popular Grade II listed 'Barnt Green Inn' and conveniently located for many fine walks, including the renowned 525 acre Lickey Hills Country Park. There are also many sporting facilities including a cricket club, Blackwell Golf Club, Barnt Green sailing club and many other societies including local orchestra, the Midland Sinfonia. There is easy access to M5/M42 motorway links, Birmingham Airport and Birmingham City Centre is approximately ten miles away.



Hewell Place, Barnt Green Ground Floor



Total Approximate Area: 41.2 sq. m (443.47 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.
Floor Plans made using RoomSketcher.

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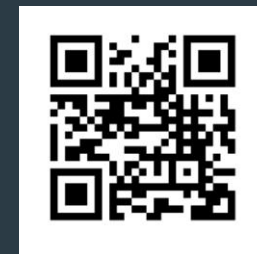
EPC: D

COUNCIL TAX BAND: B

For more information on this house or to arrange a viewing please call the Barnt Green office on:

0121 447 8300

Alternatively, you can scan below to view all of the details of this property online.



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