

# Swan Court Yardley



Prices start £175,000



# Swan Court Yardley

Set in a quiet residential neighbourhood is this private and high quality gated development of 89 apartments.

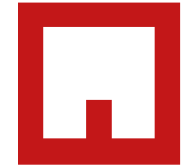
This development design is community focused, boasting a tranquil courtyard garden with mature landscaping, a water fountain and seating areas.

Generous apartment sizes, some including an additional home study are built to the highest specification and come with parking included.

The building has a pleasant view to both elevations, providing excellent natural light throughout, with an inner courtyard providing a particularly tranquil setting, with it's large swan water feature.

Positioned at the midpoint between Birmingham City Centre, Birmingham International Airport, The Bull Ring and very well located for Solihull, Swan Court is the prime location for those seeking an easy commute and a myriad of things to do and see.





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## FEATURES & SPECIFICATION

### KITCHEN

- Quartz worktop
- Bosch oven and hob
- Dishwasher
- Washer dryer
- 70/30 Integrated Fridge Freezer
- Cooker Hood extractor fan
- Iris Tap - High Pressure



### BATHROOM

- Mira 9.8kW Electric Shower
- White marble style tiles
- Bespoke 600mm Freestanding Bathroom Vanity Unit with round mirror
- Black taps
- 900 x 900 shower enclosure with black accents
- Stone resin tray

### GENERAL

- Luxury Vinyl Tile flooring
- Westex Carpet in bedroom
- All doors are fire rated
- Aluminium Windows
- WIFI Heaters 2KW in bedroom and lounge/  
kitchen Door Intercom



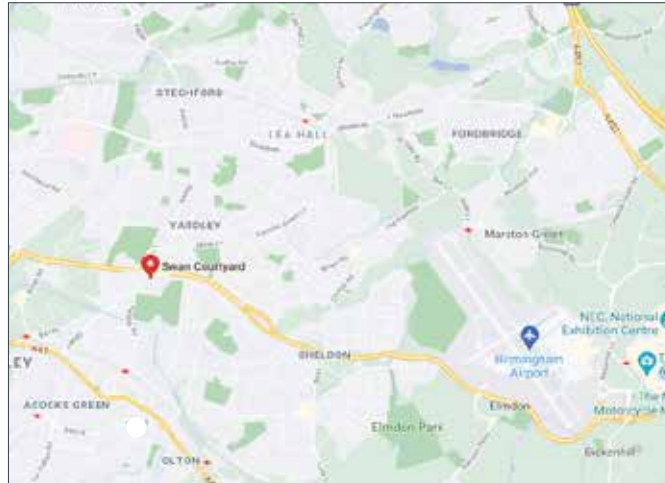
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## LOCATION

For those interested in the here and now, Yardley is in abundance of highly rated schools and occupies an enviable position directly between Birmingham City Centre and Solihull, with fantastic transport links to Birmingham Airport and the NEC.

Yardley's main shopping hub is known as the Swan Shopping Centre, which holds 176 sq ft of retail space, anchored by an 110 sq ft Tesco Extra store. The enclosed mall provides a wide variety of choice to shoppers with almost 800 free car parking spaces and 24 modern retail units.



## GENERAL INFORMATION

Tenure: Freehold  
Services: Mains gas, electricity and water  
EPC: Rating TBC  
Local Authority: Birmingham City Council  
Warranty: 10 year builders warranty

BY FOOT	
The Swan Shopping Centre	4 mins
Tesco Extra	4 mins
Oaklands Recreational Ground	12 mins
Blakesley Hall	22 mins

BY ROAD	
Sheldon Country Park	6 mins
The Bullring	16 mins
Touchwood Shopping Centre	13 mins
Birmingham International Airport / Train Station / HS2 Interchange	11 mins

## CONTACT DETAILS

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scan for  
more details



### Agents Note

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes and under no circumstances are to be reproduced by a third party without prior permission.

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We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.