



smarthomes

Yardley Wood Road

Yardley Wood, Birmingham, B14 4LD

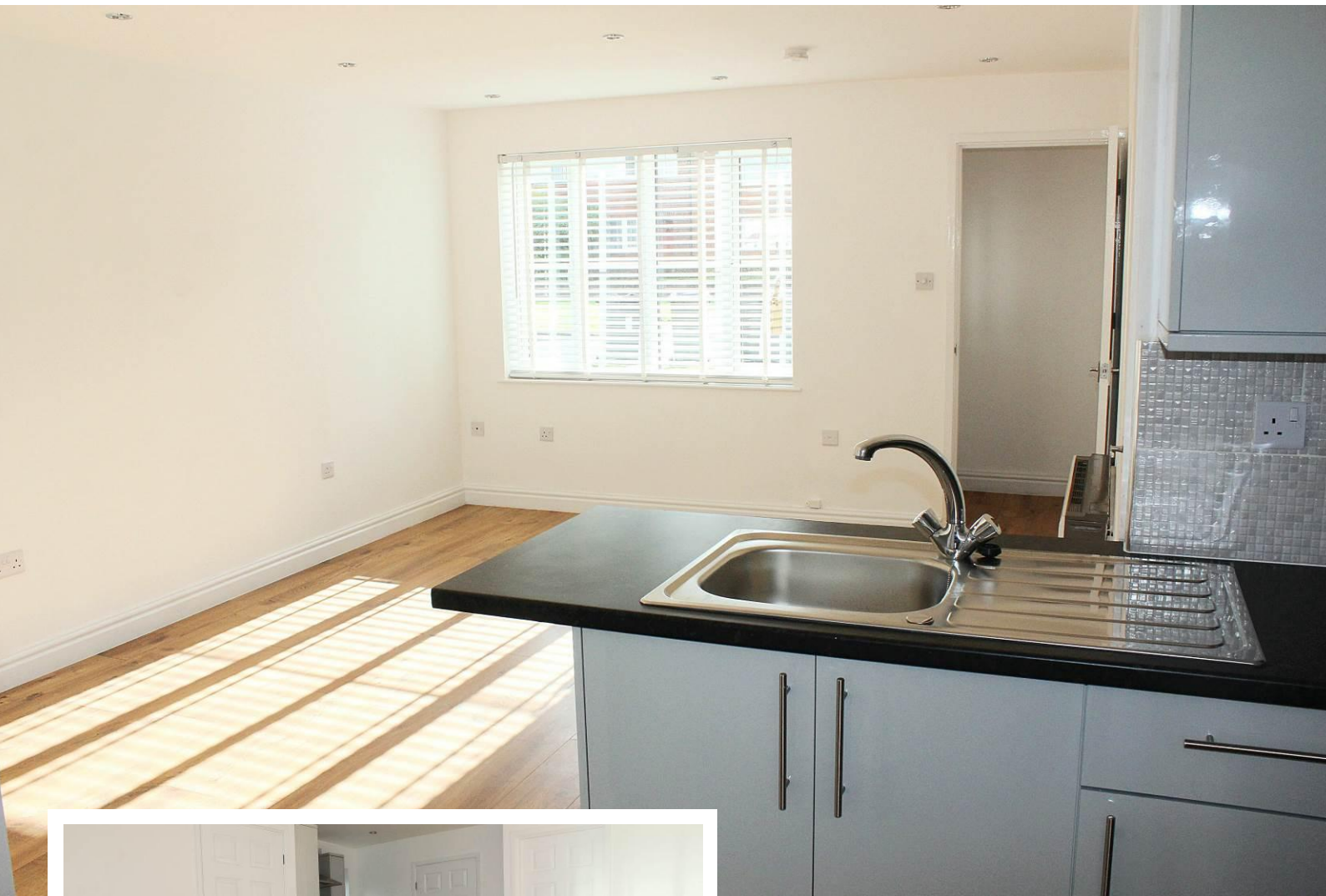
- A Ground Floor Maisonette
- One Double Bedroom
- One Allocated Parking Space
- No Upward Chain

£115,000

EPC Rating 67

Current Council Tax Band A





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC double glazed front door leading into

Hallway

With cloak hooks and door leading into

Lounge to Front

12' 0" x 11' 0" (3.66m x 3.35m) With double glazed window to front elevation, wall mounted Economy seven storage heater, coving to ceiling, ceiling light point, door to under-stairs store cupboard, timber effect floor covering and extending to



Kitchen

7' 6" x 6' 6" (2.29m x 1.98m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit, tiling to splashback areas, space for cooker, space and plumbing for washing machine, built-in storage, ceiling light point, wood effect flooring and double glazed window to side



Bedroom to Rear

11' 2" x 9' 9" (3.4m x 2.97m) With double glazed window to rear elevation, wall mounted Economy seven storage heater and ceiling light point

Re-Fitted Bathroom

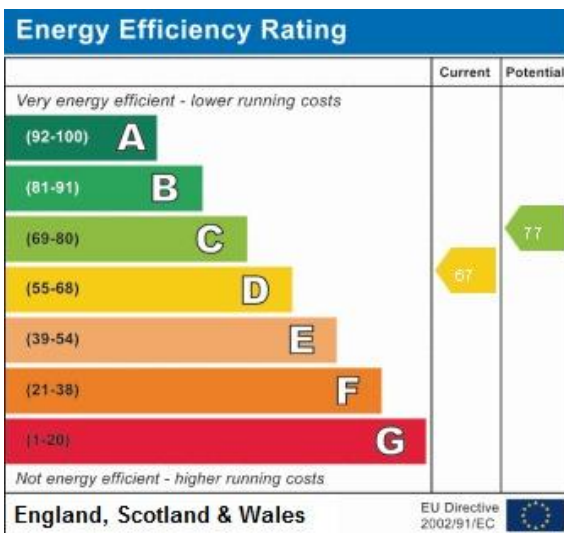
Being re-fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window and airing cupboard

Outside

The property benefits from one allocated parking space to the rear and well maintained communal gardens

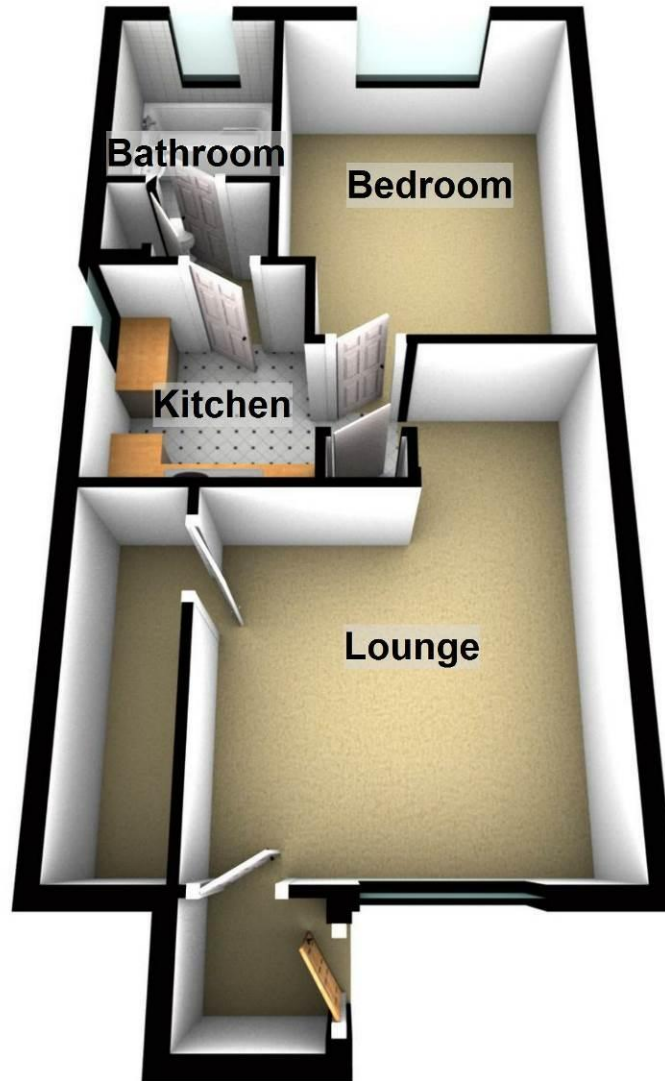
Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £642 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A



Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 43.4 sq. metres (466.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.