



smarthomes

Barrows Lane

Yardley, Birmingham, B26 1SA

- A Well Maintained Ground Floor Retirement Maisonette
- One Double Bedroom
- No Upward Chain - Cash Buyers Only
- Available to Women Over 59 and Men Over 64

£60,000

EPC Rating – 74

Current Council Tax Band - A





Property Description

The property is set back from the road behind a tarmacadam parking space with exterior lighting and a paved footpath leading to a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, built in storage cupboard and doors leading off to



Lounge to Rear

9' 6" x 9' 2" (2.9m x 2.8m) With UPVC double glazed door and window leading to communal gardens with a paved patio area, wall mounted radiator, ceiling light point and wooden fireplace with slate tiled hearth



Modern Fitted Kitchen to Front

6' 10" x 4' 11" (2.1m x 1.5m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the front aspect



Double Bedroom to Rear

9' 6" x 8' 10" (2.9m x 2.7m) With a double glazed window to rear elevation, radiator, useful built in storage cupboard and ceiling light point



Bathroom to Front

5' 10" x 4' 7" (1.8m x 1.4m) Being fitted with a modern white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

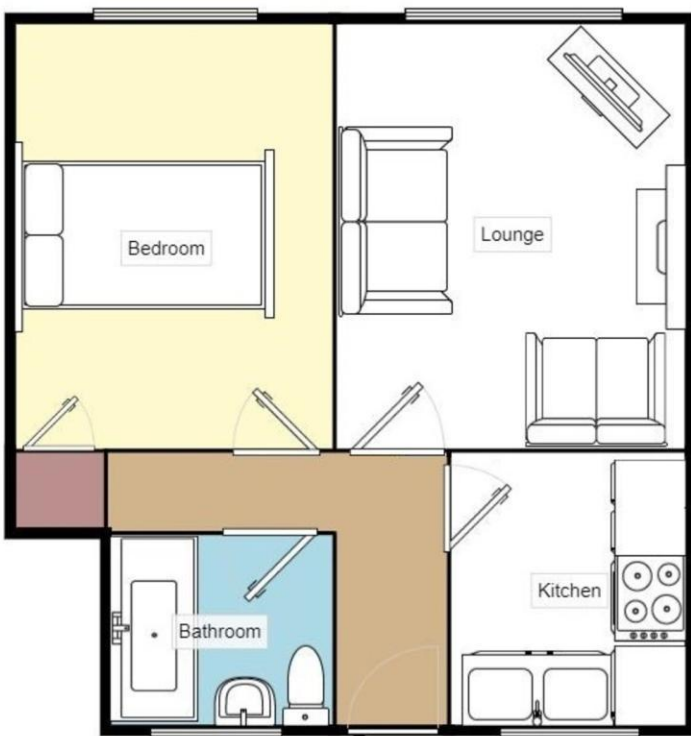
External

There are well maintained communal gardens that are mainly laid to lawn with a seating area and planted trees

Tenure

We are advised by the vendor that the property is leasehold with approx. 60 years remaining on the lease, a service charge of approx. £1,268 per annum and a ground rent of approx. £10 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



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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.