

smarthomes

Waterway Court

Yardley Wood, Birmingham

- A Well Presented Two Bedroom First Floor Apartment
- Spacious Lounge & Modern Fitted Kitchen
- Modern Family Bathroom
- Allocated Parking Space & Communal Gardens

£145,000

Current EPC Rating – 71 (C)

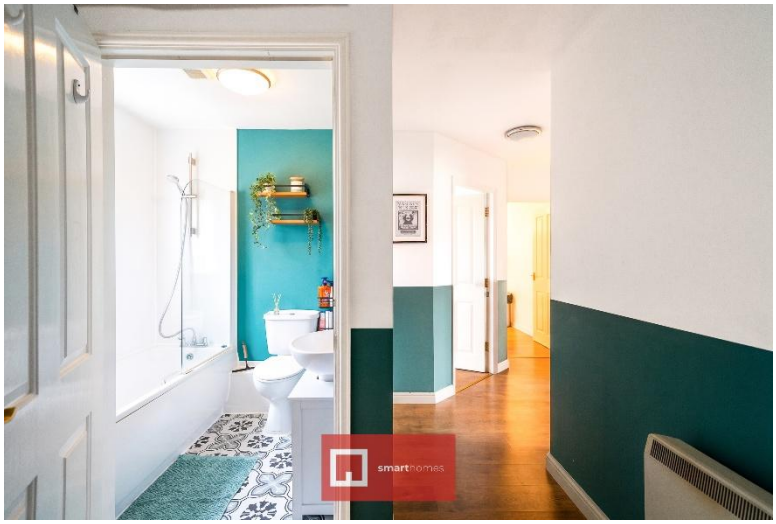
Current Council Tax Band - B











Property Description

A well presented purpose built first floor apartment situated in a most convenient location offering accommodation comprising two double bedrooms, lounge, modern kitchen, family bathroom, allocated parking and communal gardens

Agents Note – Digital Furnishing/Enhancements
This property has been partially digitally furnished and enhanced to show potential with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.







Rooms & Measurements

Lounge to Front 4.47m x 3.38m (14'8" x 11'1")

Modern Fitted Kitchen 4.39m x 2.06m (14'5" x 6'9")

Master Bedroom to Front 3m x 4.44m (9'10" x 14'7")

Bedroom Two to Side 2.24m x 3.33m (7'4" x 10'11")

Family Bathroom to Side

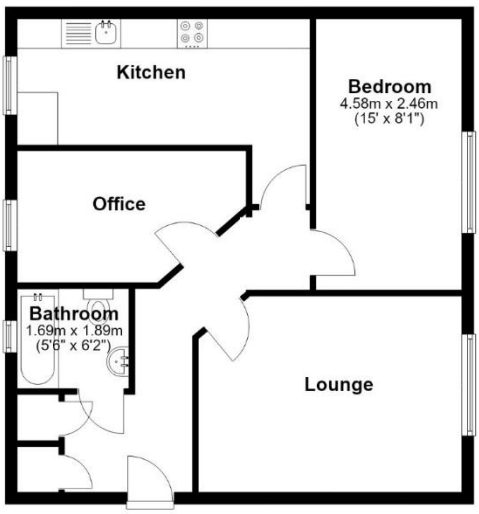
Tenure
We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £2,445.96 per annum and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.
Current council tax band – B





Second Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.4 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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0121 744 4144

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 are 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.