

A well presented, ground floor flat for the over 65s. in a most convenient location. Ideal for those looking to downsize and located near to a good range of shops, facilities and transport links.

Comprising entrance hall, lounge, kitchen, two bedrooms and shower room.. Further benefiting from central heating, double glazing, and communal gardens.











Front

The flat is located to the rear of the complex with access to the communal gardens and a path leading t a UPVC opaque double glazed door to:-

Entrance Hall

Radiator, airing cupboard housing the boiler, ceiling light point and doors to:-

Lounge

9'10 x 13' (3.00m x 3.96m)



UPVC double glazed door to the communal gardens, double glazed window to the rear, radiator, electric fireplace, door to the storage cupboard, power and light points

Kitchen

6'1 x 7'10 (1.85m x 2.39m)



Fitted with eye level drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the front, power and light points

are in working order.

precise location and network outages.

Bedroom 2 Kitchen Fonude Bedroom 1 Approx. 41.1 sq. metres (442.8 sq. feet) Ground Floor

Total area: approx. 41.1 sq. metres (442.8 sq. feet)

shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only VIEWING: By appointment only with the office on the number below.

for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale. evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification may use approved external services which review publicly available information on companies and individuals. However, review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of

equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they

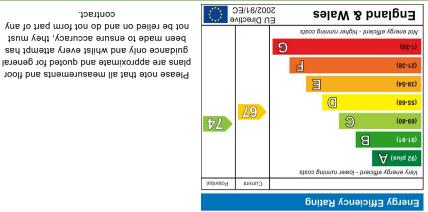
33/01/2025). Please note that actual services available may be different depending on the particular circumstances, MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on

currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on

please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however

13/01/2025. Actual service availability at the property or speeds received may be different.

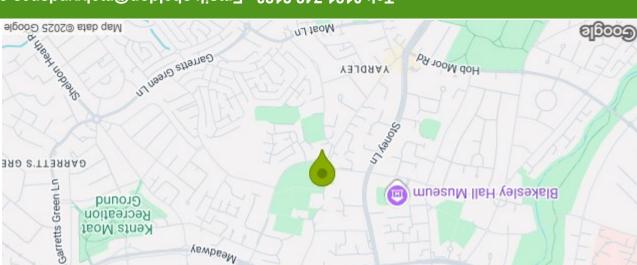
Council Tax Band: A 22 Barrows Lane Yardley Birmingham B26 1SA



not be relied on and do not form part of any

been made to ensure accuracy, they must guidance only and whilst every attempt has

Please note that all measurements and floor



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