



## 134 Orchard Rise

Yardley, Birmingham, B26 1QU

Offers Over £85,000



**\*\*CASH BUYERS ONLY DUE TO A LOW LEASE!!\*\*** We are delighted to offer this ground floor one bedroom maisonette located in a prime location tucked away at the end of a sought after location within close proximity to The Yew Tree with convenience and grocery stores, restaurants and pubs with good transport links into the City Centre. The property requires modernisation throughout and briefly comprises of open plan living room and kitchen, bedroom, bathroom and access to a rear garden. The property would be perfect for a first home or investment opportunity. To arrange your viewing please contact our Moseley office.



### Approach

The property is located at the end of Orchard Rise with parking to front and storm porch with door leading to entrance.

### Open Plan Living and Kitchen

12'1" x 14'6" (3.7 x 4.43)

With a wooden front entry door, wall mounted heater, double glazed window and ceiling light point. Kitchen with wall and base units with work surface over incorporating stainless steel sink and drainer with two taps over, space for washing machine, integrated cooker, hob with extractor over, strip ceiling light point and tiling to splash backs.

### Bedroom

9'10" x 8'11" (3.02 x 2.72)

With a built-in storage cupboard, further cupboard housing the water tank, ceiling light point, double glazed window to the rear aspect and wall mounted electric heater.

### Bathroom

With bath with hot and cold taps, wash hand basin with two taps over, tiling to splash backs, low flush WC, ceiling light point, single glazed window to the rear aspect and extractor fan.

### Garden

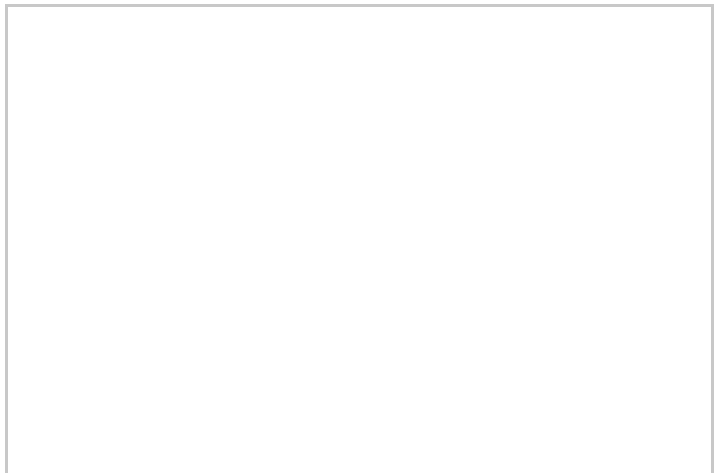
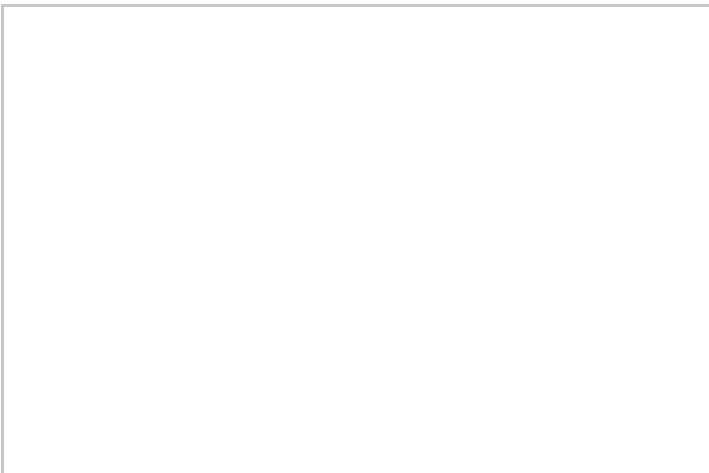
Patio with lawned turf area and fencing to borders.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 134, Orchard Rise Yardley, Birmingham, B26 1QU is band A and the annual Council Tax amount is approximately £1,389.17 subject to confirmation from your legal representative.

### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 56 years (99 years from 24 June 1991), the ground rent is £75.00 per annum and the service charges are TBC (subject to confirmation from your legal representative).

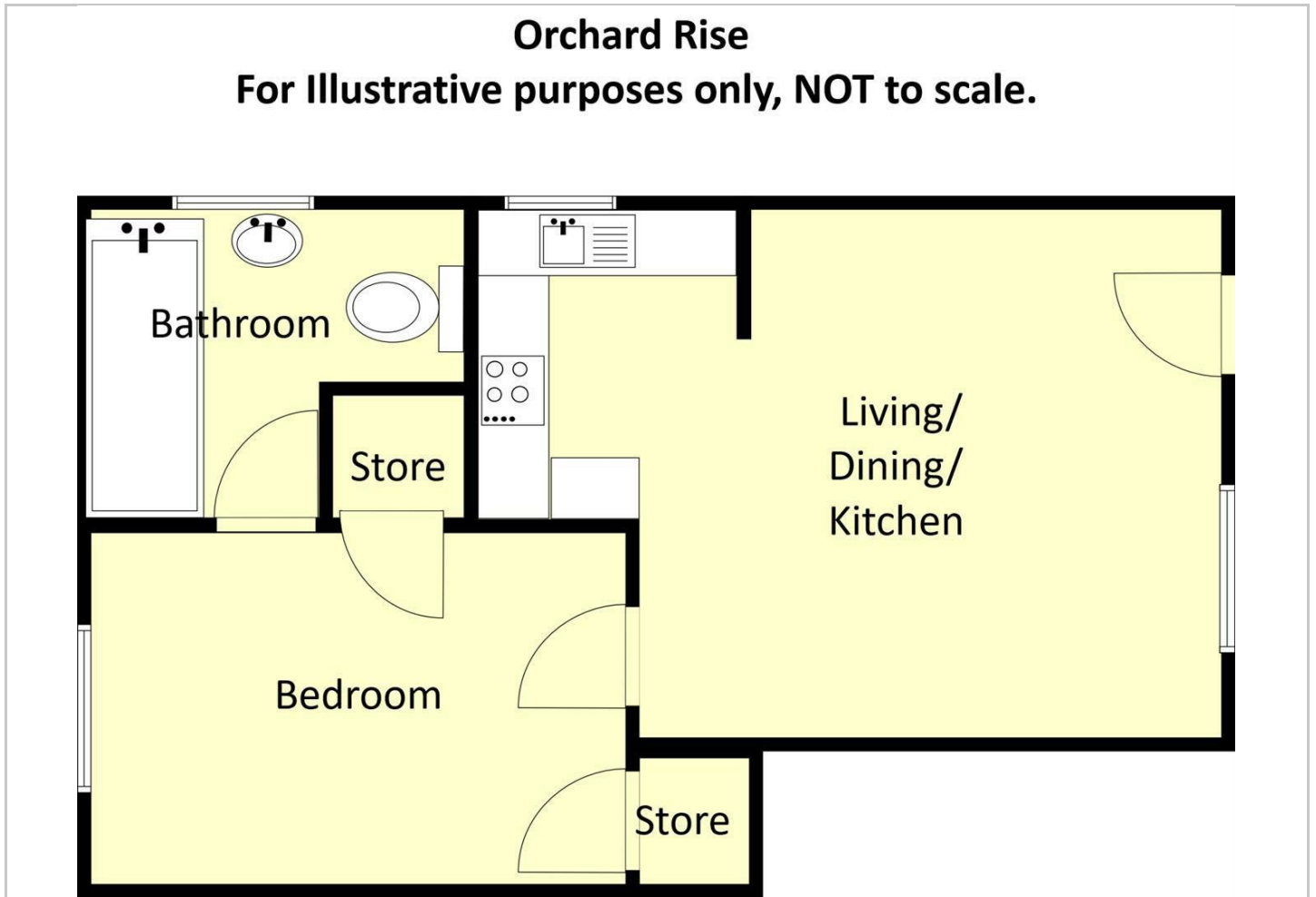




## Floor Plan

# Orchard Rise

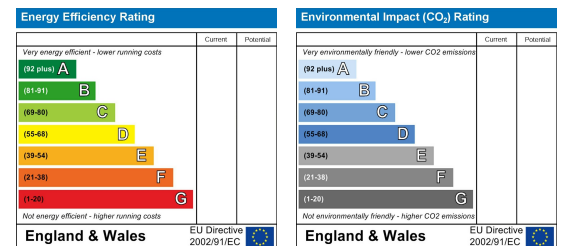
For illustrative purposes only, NOT to scale.



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.