

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 550 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - B'ham City Council - B  
**BROADBAND** - Upload Max 220 Mbps  
Download Max 1000 Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - B - 83  
**PARKING** - For at least 4 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## YORK ROAD

Offers Over £160,000

This gorgeous family home is well maintained throughout A property that is ideal for first time buyers to get on the property ladder or investors wishing to expand their portfolio. Built in approximately 2002, this unique property offers open plan living and a one double bedroom.

### FEATURES

- Fabulous First Time Buyer or Investor Opportunity
- Modern Semi-Detached Property
- Open Plan Lounge/Fitted Kitchen
- Guest Cloakroom/Utility
- Double Bedroom
- Bathroom
- 2 Off Road Parking Spaces
- Low Maintenance Private Rear Garden
- Convenient Location

Are you an investor  
interested in expanding your  
portfolio?

Call **0121 775 0101** to provide your  
investment criteria for alerts.



SCAN TO VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

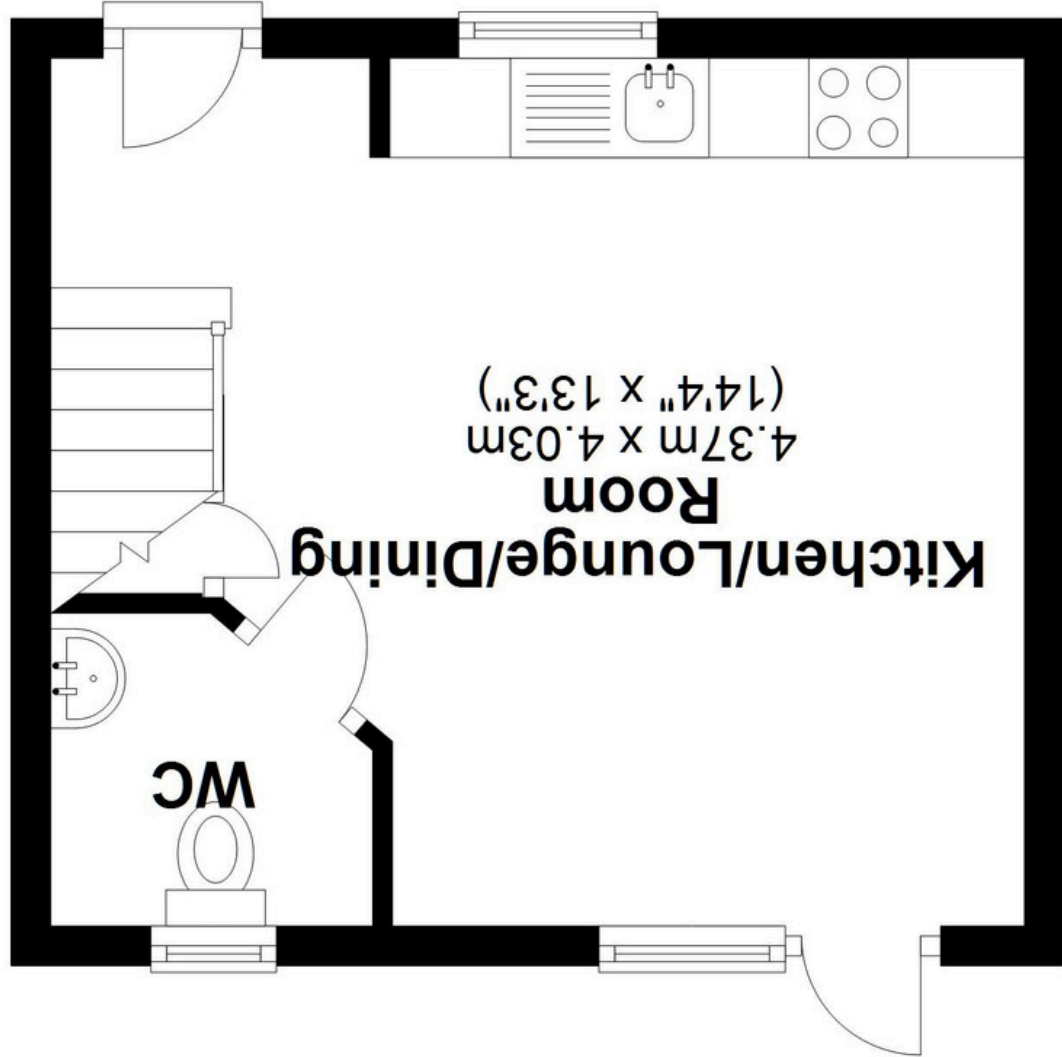
### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

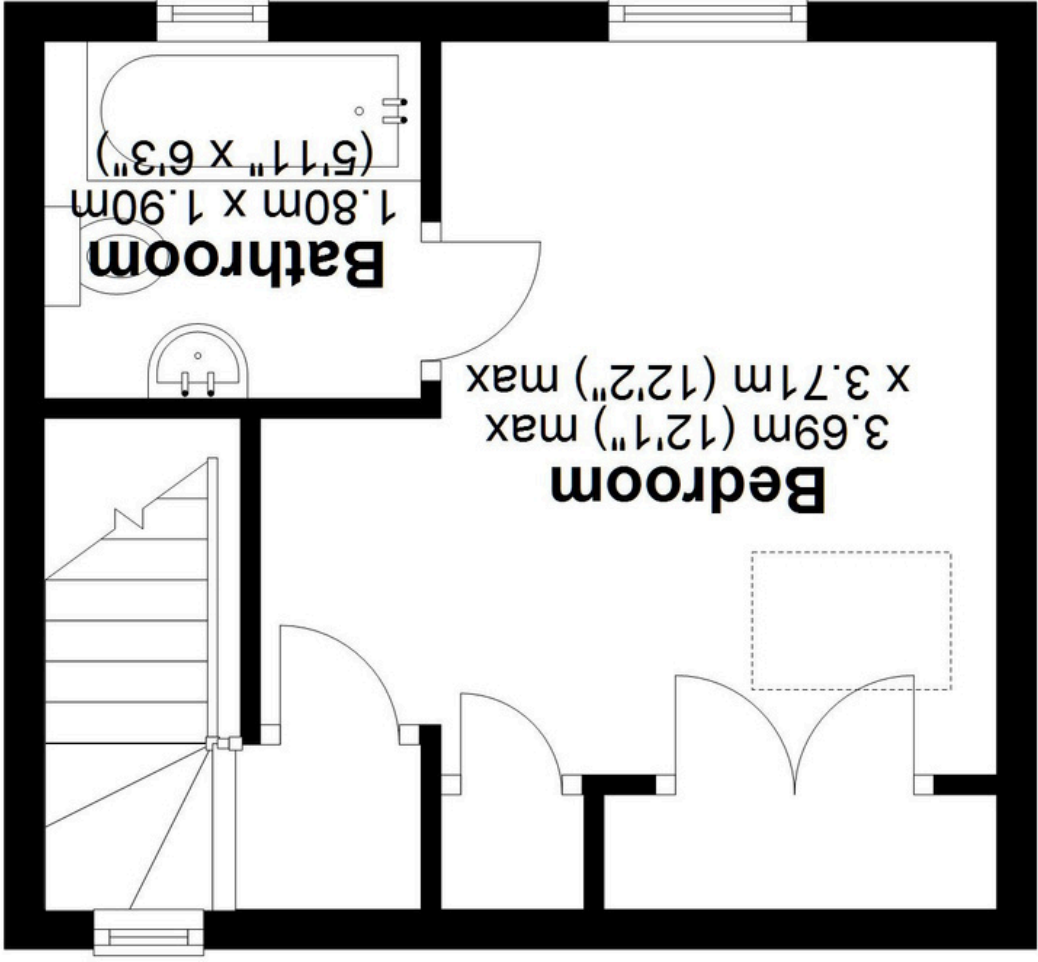
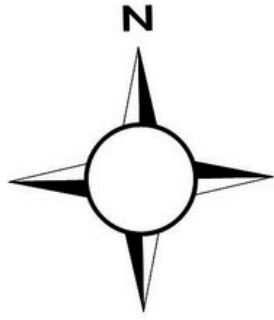
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.





**Ground Floor**  
Approx. 21.4 sq. metres (230.5 sq. feet)



**First Floor**  
Approx. 20.9 sq. metres (225.5 sq. feet)

**Total area: approx. 42.4 sq. metres (456.0 sq. feet)**

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.