

DRAKES

ESTATE AGENTS



Shorters Avenue, Birmingham, B14 4BG

£155,000

- A Modern Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Ensuite Shower Room
- Modern Bathroom
- Balcony Over Looking Communal Gardens
- Allocated Parking
- No Upward Chain
- Extended Lease upon Completion



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



Living/Dining Kitchen to rear - 7.37m x 2.92m (24'2" x 9'7")

Bedroom One to front - 4.42m x 3.05m (14'6" x 10'0")

Ensuite to front - 2.41m x 1.4m (7'11" x 4'7")

Bedroom Two to rear - 3.61m x 2.92m (11'10" x 9'7")

Bathroom to side - 2.03m x 1.75m (6'8" x 5'9")

A modern second-floor apartment with lovely canal-side views being offered with no upward chain and an extended lease upon completion with accommodation comprising in brief of communal hallway, private reception hall, living/dining kitchen, two double bedrooms, ensuite shower room, bathroom, balcony, communal grounds and allocated parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: A

EPC Rating: B

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 82 years remaining on the lease, however the the vendor is in the process of extending the lease, a service charge payable of approximately £1588.56 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50