

DRAKES

ESTATE AGENTS



Lighthall Lane, Shirley, B90 4FS

£236,000

- A Recently Constructed First-Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Lounge to Front
- Modern Bathroom
- Two Allocated Parking Spaces
- Balcony



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

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Lounge/Dining area to rear - 5.11m x 5.08m (16'9" x 16'8")

Kitchen area to front - 2.41m x 2.44m (7'11" x 8'0")

Bedroom One to rear - 2.77m x 2.82m (9'1" x 9'3")

Bedroom Two to front - 2.57m x 2.34m (8'5" x 7'8")

Bathroom - 1.98m x 1.68m (6'6" x 5'6")

A recently constructed and pleasantly appointed first-floor apartment with the benefit of a balcony and two allocated parking spaces and accommodation comprising in brief of reception hall, open plan living/dining kitchen, two bedrooms and a modern bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

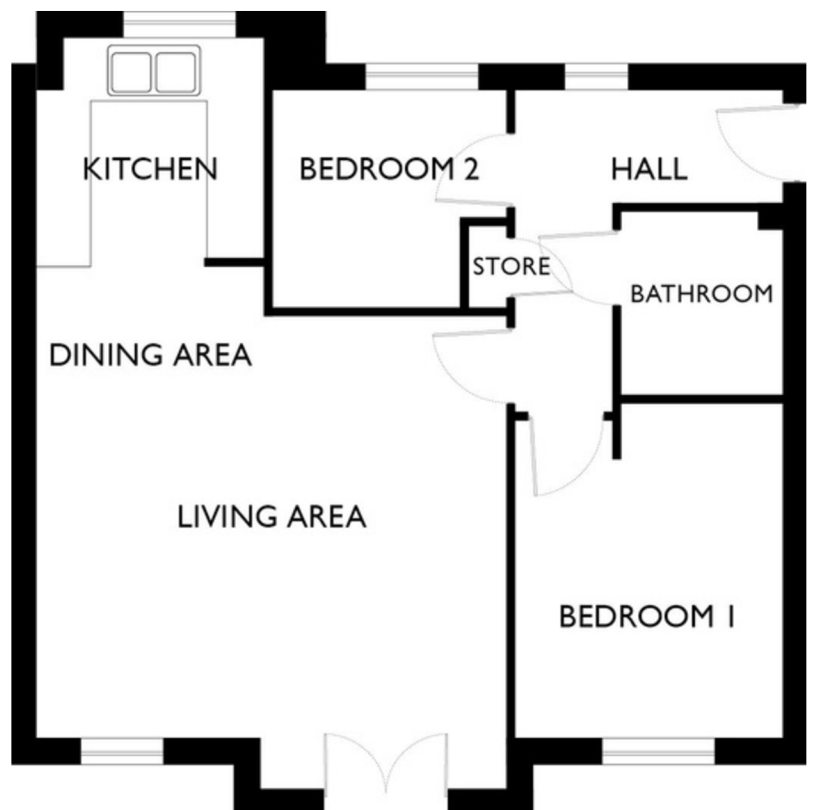
COUNCIL TAX BAND: B

EPC Rating: B

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 998 years remaining on the lease, a service charge payable of approximately £2000 per annum inclusive of ground rent. 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. Some properties may have been staged for marketing purposes using AI (artificial intelligence). 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.



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