

DRAKES

ESTATE AGENTS



Cornerways, Aqueduct Road, Shirley, B90 1BT

£170,000

- A First Floor Apartment
- Two Bedrooms
- Open Plan Living/Dining Kitchen
- Ensuite Shower Room
- Bathroom
- Gated Communal Grounds
- Allocated Parking Space
- Extremely Well Presented
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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

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Open Plan Living/Dining Kitchen to front - 5.92m x 4.67m (19'5" x 15'4")

Bedroom One to rear - 3.89m x 3.10m (12'9" x 10'0")

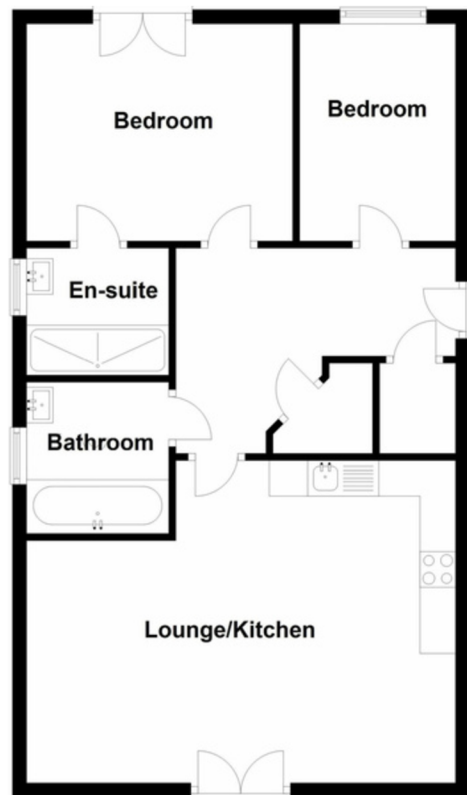
Ensuite - 1.7m x 1.68m (5'7" x 5'6")

Bedroom Two to rear - 3.07m x 1.98m (10'1" x 6'6")

Bathroom to side - 2.08m x 1.91m (6'10" x 6'3")

An extremely well-presented first-floor apartment offered with no upward chain and accommodation comprising in brief of communal entrance hall, reception hall, open plan living/dining kitchen, two bedrooms, ensuite shower room, bathroom, gated communal grounds and allocated parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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: B

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 130 years remaining on the lease, a service charge payable of approximately £2,194.46 per annum and a ground rent payable of £174.00 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. 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.