



**Lea Yield Close, Birmingham B30 2LZ**

**welcome to**

## **Lea Yield Close, Birmingham**

\*\*\*\* GREAT INVESTMENT OPPORTUNITY OR FIRST TIME BUY\*\*\*\* WELL PRESENTED STUDIO MAISONETTE \*\*\*\* GROUND - FLOOR \*\*\*\* SEPARATE KITCHEN AND BATHROOM \*\*\* TWO ALLOCATED PARKING SPACES \*\*\*\*

### **Agent Note**

The Council Tax Band is A. We are informed the annual ground rent is £60.00.

The lease has been extended to 146 years and peppercorn rent of £0/year.

### **Living Room/Bedroom**

21' 3" x 14' 4" ( 6.48m x 4.37m )

With double glazed windows to the front and side aspect

### **Kitchen**

9' 1" x 5' 2" ( 2.77m x 1.57m )

With a range of wall and base units, and electric hob and oven with extractor hood over, a sink/drain, plumbing for a dishwasher/washing machine and a double-glazed window to the front

### **Bathroom**

With a sink, w/c, and a bath with shower over.

### **Parking**

2 allocated parking spaces.







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## **Lea Yield Close, Birmingham**

- Ground floor studio maisonette.
- Great buy to let investment or first time buy
- Popular residential area.
- Two allocated parking spaces
- Near to Birmingham City Centre

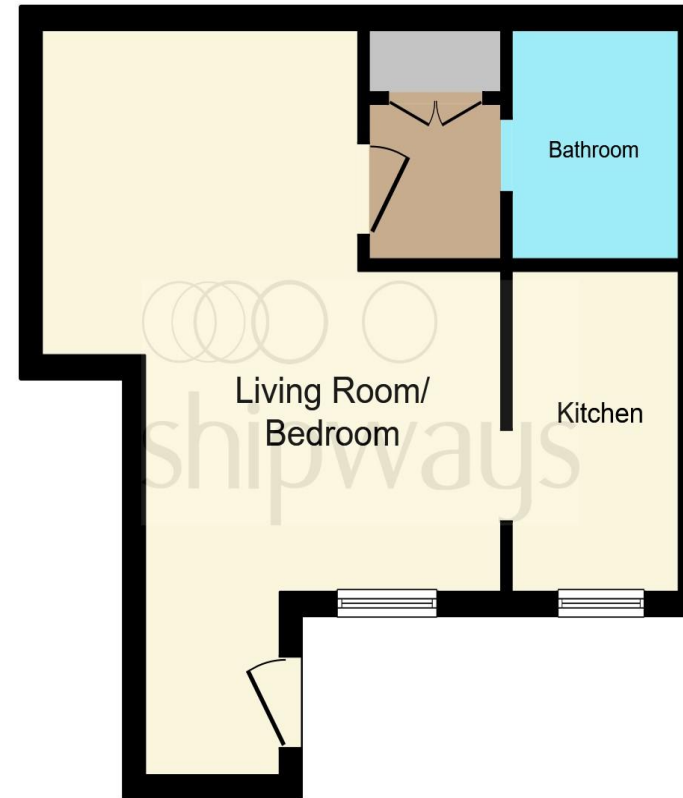
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£120,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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