



Yardley Wood Road, Birmingham B14 4LD

welcome to

Yardley Wood Road, Birmingham

- GROUND FLOOR MAISONETTE
- OFFERED WITH NO ONWARD CHAIN
- ONE BEDROOM
- LOUNGE
- KITCHEN AREA

Tenure: Leasehold EPC Rating: D

£80,000

Agent Note

The Council Tax Band is A. The length of the lease is 99 years from 30 June 1984. All services/appliances have not and will not be tested.

Entrance Hall

Obscure double glazed door to side.

Lounge

16' x 12' 1" (4.88m x 3.68m)
Double glazed window to front. Access to storage cupboard.

Kitchen Area

7' 6" x 6' 6" (2.29m x 1.98m)
A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob and extractor hood over). Space for free standing appliance. Tiling to splash prone areas and access to storage.

Bedroom One

11' 2" x 9' 9" (3.40m x 2.97m)
Double glazed window to rear. Electric radiator.

Lobby

Access to storage cupboard.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal, bath with screen and wall mounted electric shower over. Tiling to splash prone areas.



view this property online shipways.co.uk/Property/SLY110796

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:

SLY110796 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk