



**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.



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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

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