



EARLES
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**Flat 6,
1 Waterway Court, Yardley Wood, Birmingham B14 4HW
£140,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated within a modern purpose-built block, this light and spacious first floor flat briefly comprises; entrance hall, living room, breakfast kitchen, two bedrooms and bathroom. It further benefits from allocated off-road parking at the rear and is being offered for sale with no onward chain.

The property is well placed for local amenities and sits within the catchment area for several Solihull schools. It is also within easy access of the A435 which, in turn, provides links to the M5, M6, M40 and M42 motorways. The nearest railway station ("Yardley Wood") offers regular, direct trains to Shirley, Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre.

The block is set back from the road behind landscaped gardens and paved pathway that leads to the communal front door, with security intercom system and canopy storm porch above, which opens into:

Vestibule

With staircase rising to the second floor. This property is located on the first floor and its front door opens into:

Entrance Hall

11'3" x 9'8" (3.45m x 2.96m)

Telephone intercom system, storage cupboard, and linen cupboard housing the wall mounted electric storage heater. Door into:

Living Room

14'5" x 11'1" (4.40m x 3.38m)

UPVC double glazed window to the front, feature fireplace with inset 'coal effect' electric fire, and electric storage heater.

Breakfast Kitchen

14'4" x 7'3" (4.39m x 2.21m)

UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with laminate work surface over, inset single drainer sink unit with mixer tap over, built-in electric oven, inset 4-ring hob with extractor fan over, space for a fridge-freezer, space and plumbing for a washer/dryer, and tiling to splashback areas.

Bedroom One

14'7" x 9'8" (4.46m x 2.97m)

UPVC double glazed window to the front and electric storage heater.

Bedroom Two

10'8" x 6'9" (3.27m x 2.08m)

UPVC double glazed window to the rear and electric storage heater.

Bathroom

6'0" x 5'7" (1.84m x 1.71m)

Obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with chrome glazed screen, hot-and-cold taps and mains fed shower over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor fan, shaving point, and tiling to splashback areas.

Parking

There is one allocated parking space.

Additional Information

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Birmingham City Council - Band B

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via electric storage heaters.

Tenure:

The property is Leasehold with a term of 125 years from May 2004. We have been informed by the managing agent that the annual service charge is £2,100.78 (from July 2023 to July 2024). We also understand that there is no ground rent payable. Vacant possession will be given upon completion of the sale.

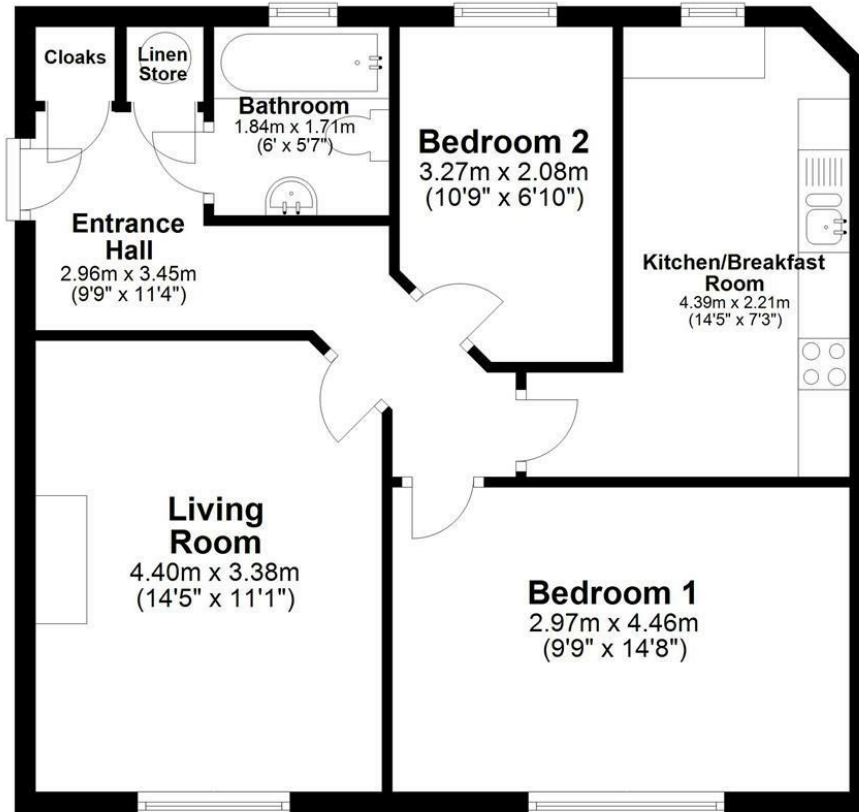
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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First Floor Apartment

Approx. 59.1 sq. metres (636.4 sq. feet)



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 84 | 84 |
| (81-91) | B | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



