


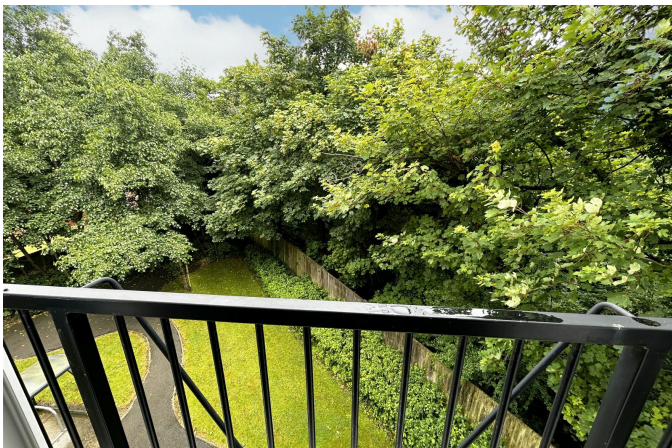


Balmoral Way, Yardley Wood

£155,000

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316 Stratford Road, Shirley, Solihull B90 3DN

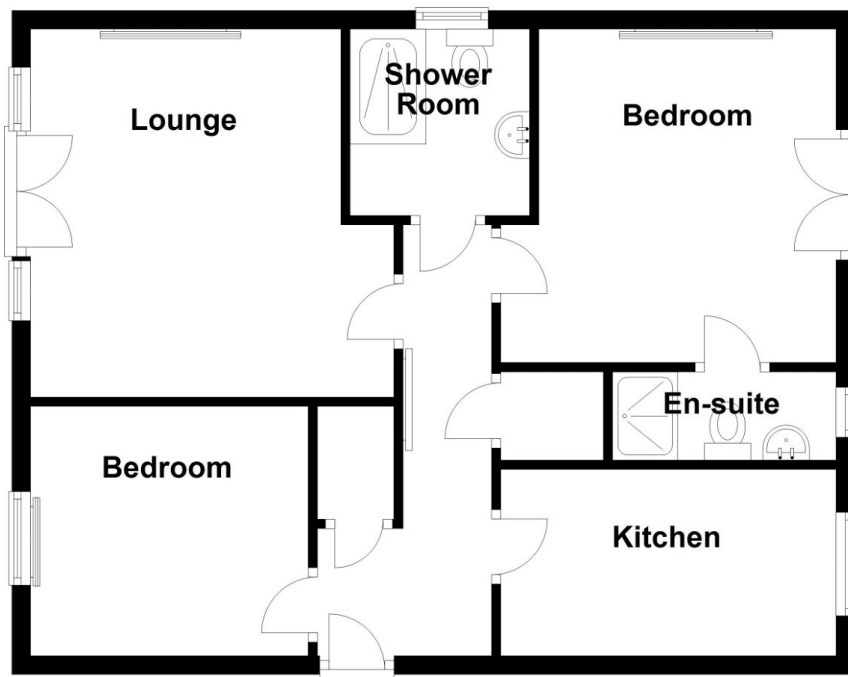
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Registered Company in England and Wales. Company No 03591917
Registered Office: JHS Ltd, 316 Stratford Road, Shirley, Solihull B90 3DN

- Purpose Built Second Floor Apartment
- No Upward Chain
- Juliet Balcony
- Kitchen
- Allocated Parking Space
- Two Double Bedrooms
- En Suite & Bathroom
- Spacious Lounge
- Electric Heating
- Communal Gardens

Second Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.6 sq. feet)

A recently re-decorated and extremely well appointed second floor purpose built apartment in a select development of 6 apartments, with the added benefit of no upward chain. The property briefly affords two double bedrooms, master en suite and further bathroom, spacious lounge with Juliet balcony, kitchen, communal gardens, allocated parking space and secure communal entrance

Entrance Hall

Spacious Lounge - 3.84m x 3.99m (12'7" x 13'1")

Kitchen - 3.4m x 1.96m (11'2" x 6'5")

Master Bedroom - 3.1m x 3.15m (10'2" x 10'4")

En Suite Shower Room

Bedroom Two - 2.9m x 2.69m (9'6" x 8'10")

Family Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1172.89 per annum and a ground rent of approx. £200 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band –B

PROPERTY MISDESCRIPTIONS ACT: SMART HOMES have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.