



## Balmoral Way

Yardley Wood, Birmingham

- A Very Well Presented Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner & Bathroom
- No Upward Chain
- Allocated Parking & Communal Gardens

**£155,000**

Current EPC Rating - C  
Current Council Tax Band - B



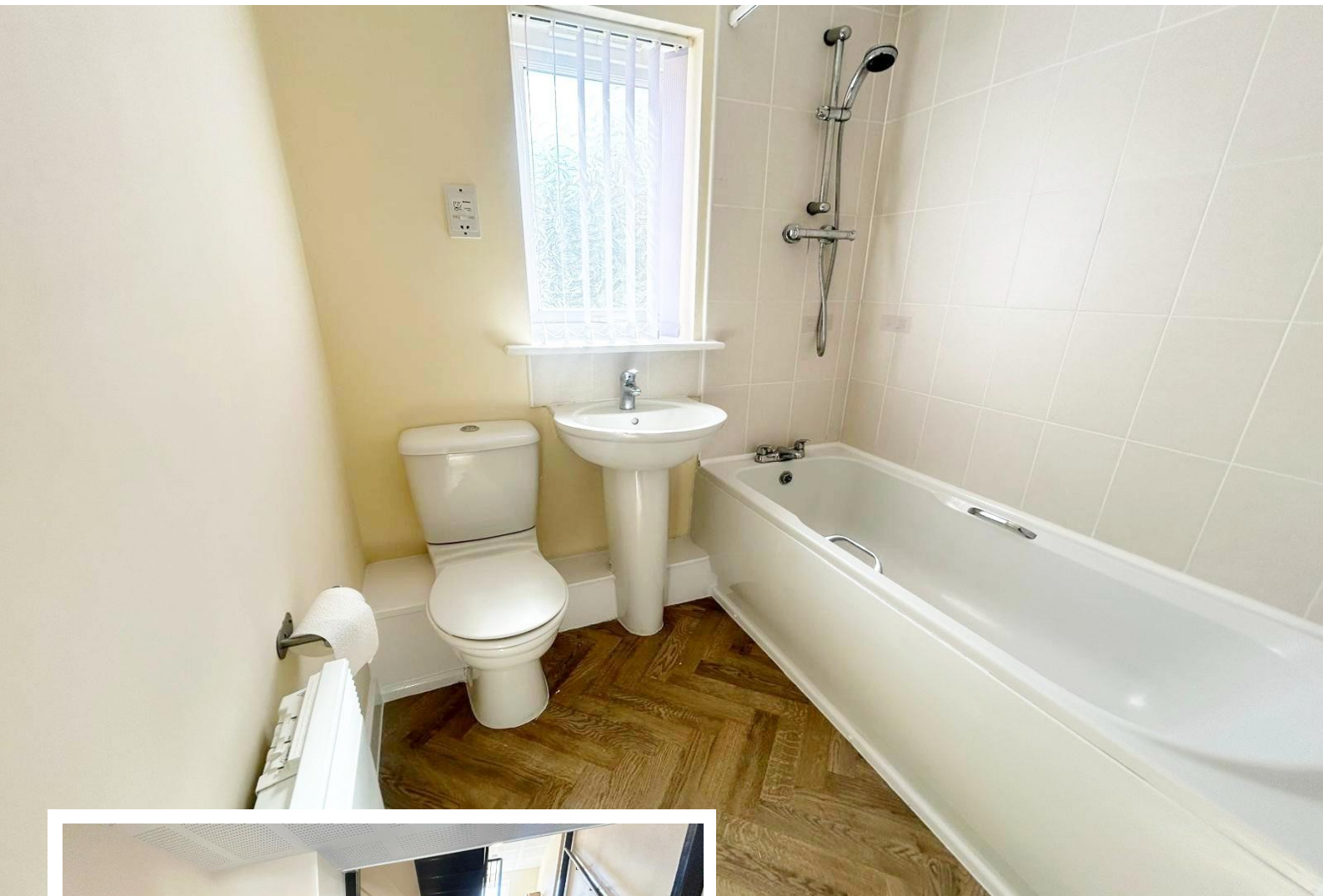




### **Property Description**

A very well presented ground floor apartment benefiting from no upward chain and offering accommodation comprising an open plan lounge/kitchen/diner, two good size bedrooms, modern bathroom, communal gardens and an allocated parking space





## Rooms & Measurements

Open Plan Lounge/Kitchen/Diner 6.5m x 3.18m (21'4" x 10'5")

Bedroom One 3.89m x 3.15m (12'9" x 10'4")

Bedroom Two 3.76m max x 3.71m max (12'4" max x 12'2" max)

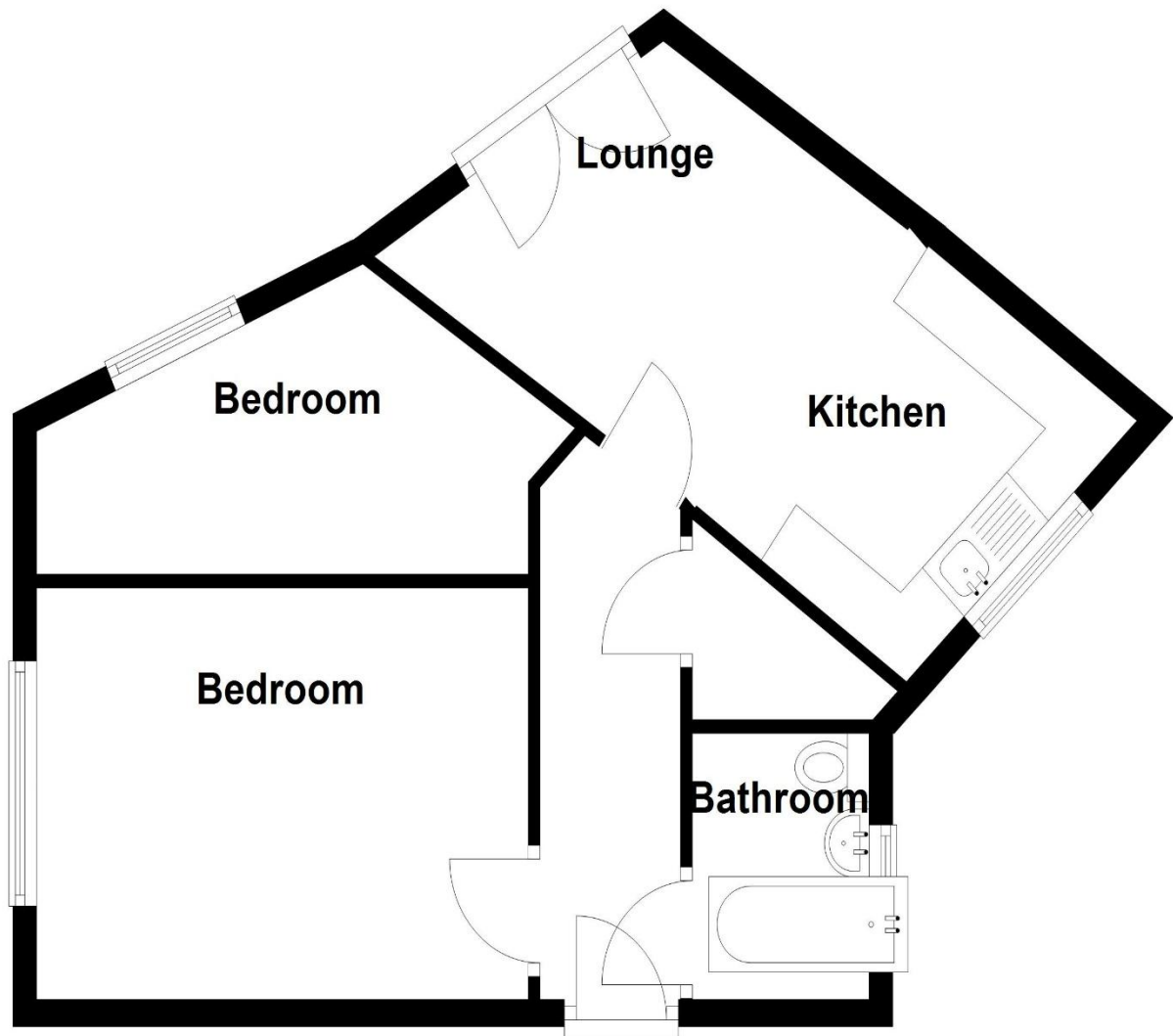
Modern Bathroom 1.68m x 1.63m (5'6" x 5'4")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £1,284.50 per annum and a ground rent of approx. £250 per annum. 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

## Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 44.4 sq. metres (477.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.