

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Equipoint, 1506 Coventry Road, Yardley, Birmingham, West Midlands, B25 8FH

£189,950



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**Equipoint, 1506 Coventry Road,  
Yardley, Birmingham, West  
Midlands, B25 8FH**

- Modern Flat
- Two Bedrooms
- Ideal First Time Buyer or Investment Purposes
- Internal Viewing Essential
- Double Glazed
- Open Plan Lounge & Kitchen Area
- Bathroom & En-Suite Shower Room
- Allocated Parking Space
- Good Location
- Energy Performance Rating C

## EPC Rating

Current: C  
Potential: C

## Council tax band

Band = A

**\*\* MODERN FLAT \*\* WELL PRESENTED  
\*\* TWO BEDROOMS \*\* GOOD  
LOCATION \*\***

A FABULOUS FIRST TIME BUYER  
PROPERTY OR FOR INVESTMENT  
PURPOSES!!

This SPACIOUS FLAT located on the  
8th floor, is situated off the main road,  
close to all local amenities and  
transport links... this will not be  
available for long!!

CALL OUR YARDLEY OFFICE ON 0121-  
783-3422 FOR A VIEWING!!

Accessed via a communal, security  
entrance with staircase or lift service  
leading to the eight floor, the property  
accommodation briefly comprises of:-  
entrance, OPEN PLAN LOUNGE &  
KITCHEN AREA, TWO BEDROOMS with  
En-Suite Shower Room and bathroom.  
Outside there is an allocated parking  
space along with parking area for  
visitors.

The property benefits from electric  
heating and double glazing, both  
where specified.

Energy Performance Rating C

### APPROACH

The property is accessed via a slip road

from Coventry Road and leading to  
the front of the building with parking  
areas from residents and visitors:-

### Communal Security Entrance

The property is accessed via a security  
intercom system and doors. The  
property is located on the Eight Floor  
accessed via a lift service or staircase  
to:-

### Entrance

Entrance door leading into:-

### Open Plan Lounge/Kitchen Area

**17'10" maximum x 16'11" including  
kitchen (5.44m maximum x 5.16m  
including kitchen)**

Double glazed windows to the rear.  
Wood effect flooring. Storage  
cupboard. Wall mounted electric  
heaters. The kitchen area comprises of  
a range of wall and base units with  
work surfaces over incorporating a  
stainless steel, sink and drainer unit  
with mixer tap over. Appliances  
include an electric oven and hob with  
extractor canopy, integrated fridge  
and freezer. Plumbing for a washing  
machine. Wood effect flooring. Doors  
leading to additional rooms.

## Bedroom One

10'2" x 9'8" (3.10m x 2.95m)

Double glazed window to the rear and wall mounted electric heater. Wood effect flooring. A door leading into the en-suite shower room.

## En-Suite Shower Room

Suite comprises of a shower cubicle with shower unit over, pedestal wash basin and low flush W.C. Heated towel rail. Ceiling spotlights.

## Bedroom Two

10'11" x 9'8" (3.33m x 2.95m)

Double glazed window to the rear and wall mounted electric heater. Wood effect flooring.

## Bathroom

Suite comprises of a panelled bath unit with electric shower over, pedestal wash basin and low flush WC. Part tiling to the walls. Heated towel rail.

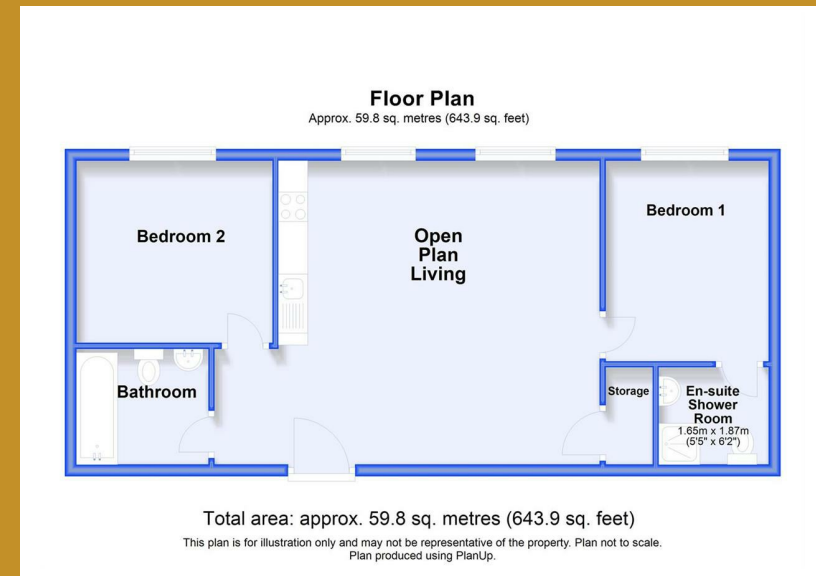
## OUTSIDE

### Communal Parking Area

A communal parking area with an allocated parking space. Residents and visitors parking to the front of the building.

## FURTHER INFORMATION

We understand the current length of lease is approximately 147 years. The management company are Centrick Ltd, The Exchange 19 Newhall Street Birmingham B3 3PJ. We understand the service charge is currently £1405 per annum. We await confirmation of the ground rent charge.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		76	76
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		76	76

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