

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Barrows Lane, Yardley, Birmingham, West Midlands, B26 1SA

£100,000



£100,000

**Barrows Lane, Yardley,  
Birmingham, West Midlands, B26  
1SA**

- First Floor Flat
- Two Bedrooms
- Over 65's Retirement Complex
- Lounge
- Kitchen
- Bathroom
- No Upward Chain
- Some Modernisation Required
- Communal Gardens
- Energy Performance Certificate C

## EPC Rating

Current: C  
Potential: C

## Council tax band

Band = A

**\*\* FIRST FLOOR FLAT \*\* TWO  
BEDROOMS \*\* NO UPWARD CHAIN!! \*\*  
OVER 65'S RETIREMENT COMPLEX \*\*  
360 VIRTUAL TOUR AVAILABLE \*\***

This first floor flat, with a short lease will require some modernisation but is close to all local amenities and transport links... therefore CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING.. Accessed via a service road from Barrows Lane there are communal gardens to the front and rear of the building with a double glazed entrance door leading to the first floor landing. The property accommodation briefly comprises of:- hallway, lounge, kitchen , TWO BEDROOMS and bathroom. The property benefits from gas central heating and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Rate Awaiting.

### APPROACH

**\*\* DRAFT DETAILS AWAITING  
VERIFICATION FROM OUR VENDORS \*\***  
The property is accessed via a service road from Barrows lane allowing access from a gate and leading to :-

### Communal Front Garden

With lawned area and path leading to a double glazed entrance door:-

### Entrance

With staircase leading to the first floor landing:-

### First Floor Landing

Radiator. Doors leading to first floor accommodation:-

### Lounge

Double glazed window to the rear and radiator.

### Kitchen

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer with mixer tap over. Plumbing for a washing machine. Appliances include a gas hob with an electric oven underneath and extractor over. Part tiling to the walls. Central heating boiler. Double glazed window to the front.

### Bedroom One

Double glazed window to the rear and radiator.

## Bedroom Two

Double glazed window to the front and radiator. Storage cupboard.

## Bathroom

Suite comprises of a panelled bath unit with an electric shower over, pedestal wash basin and low flush W.C. Tiling and plastic walling. Obscured double glazed window to the front.

## OUTSIDE

### Communal Rear Garden

A communal garden area to the rear of the property building.

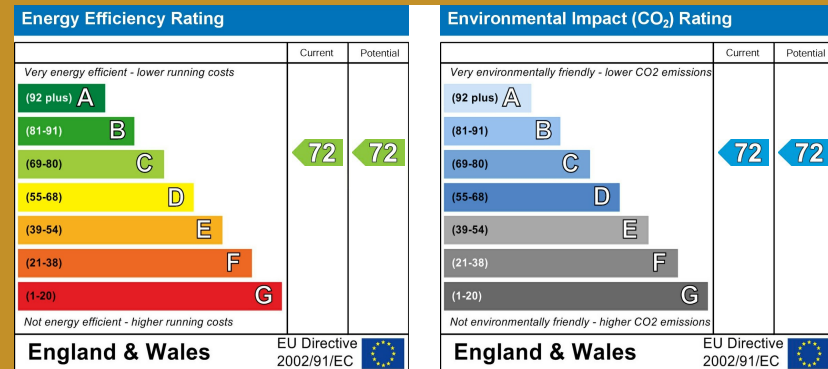
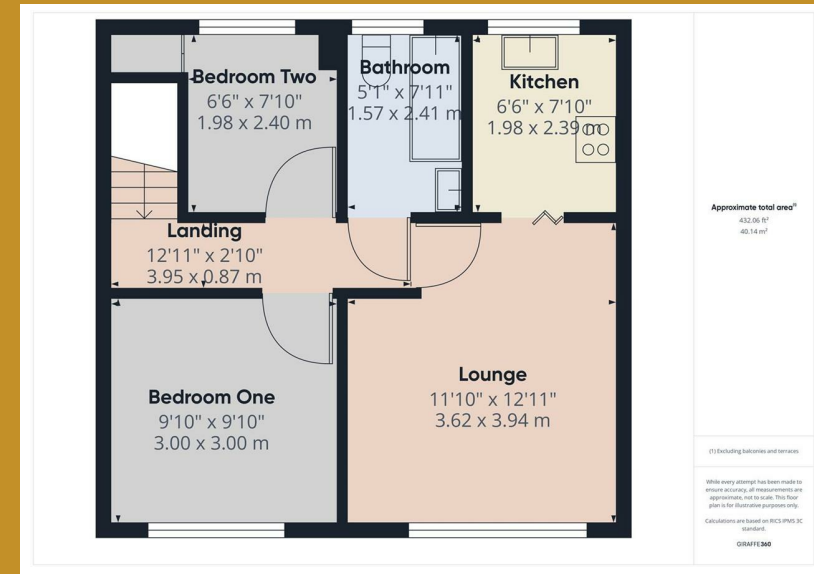
## FURTHER INFORMATION

We understand the length of lease will be approximately 59 years.

We understand the management company are GreenSquareAccord, 178 Birmingham Road, West Bromwich, B70-6QG.

We understand the service charge is approximately £359 pounds PER QUARTER. This will include ground rent and buildings insurance.

We recommend that all information is confirmed by your solicitor if purchasing the property.





167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
[yardley@primestatesuk.com](mailto:yardley@primestatesuk.com)