

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Gayhurst Drive, Yardley, Birmingham, West Midlands, B25 8YN

Offers Over £135,000





## Offers Over £135,000

### Gayhurst Drive, Yardley, Birmingham, West Midlands, B25 8YN

- First Floor Maisonette
- Two Bedrooms
- Ideal First Time Buyer/Investment Property
- Recently Refurbished
- Kitchen
- Lounge
- Bathroom
- Cul-De-Sac Location
- Rear Garden
- Energy Rating D

## EPC Rating

Current: D  
Potential: D

## Council tax band

Band = A

**\*\* FIRST FLOOR MAISONETTE \*\* TWO BEDROOMS \*\* RECENTLY REFURBISHED PROPERTY \*\* NO UPWARD CHAIN!! \*\***

AN OPPORTUNITY TO PURCHASE A GREAT HOME AND TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES!!

This FIRST FLOOR MAISONETTE is situated in a quiet, cul-de-sac location but close to all local amenities and transport links... this will not be available for long!!

Accessed via a communal front garden area and double glazed entrance door leading to the first floor landing, the property accommodation briefly comprises of:- hallway, lounge, KITCHEN, TWO BEDROOMS and REFURBISHED BATHROOM. Outside there is a REAR GARDEN (top section) The property benefits from central heating and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Rating D

### APPROACH

The property is accessed via the public footpath and leading to:-

### Communal Front Garden

A communal front garden area with a pathway leading to the double glazed entrance door.

### Entrance Hallway

Staircase leading to the first floor landing.

### FIRST FLOOR LANDING

Double glazed window to the side. Ceiling loft hatch. Radiator. Doors leading to first floor accommodation:-

### Lounge

**14'3" x 10'8" (4.34m x 3.25m)**

Double glazed window to the front and radiator. Feature wooden fire surround and decorative electric fire.

### Kitchen

**10'7" x 5'11" (3.23m x 1.80m)**

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

## Bedroom One

10'10" x 6'5" (3.30m x 1.96m)

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

## Bedroom Two

12'8" x 9'11" (3.86m x 3.02m)

Double glazed window to the rear and radiator.

## Bathroom

Suite comprises of a panelled bath unit with a boiler fed shower over, pedestal wash basin and low flush w.c. Tiling to the walls. Obscure double glazed window to the rear.

## OUTSIDE

### Rear Garden

Timber fenced perimeter with lawn and border shrubbery. Timber storage shed.

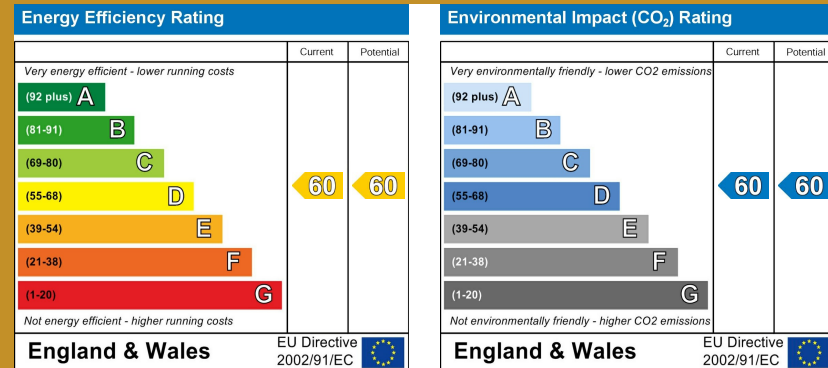
The garden is accessed at the side of the building and is located at the top section.

## FURTHER INFORMATION

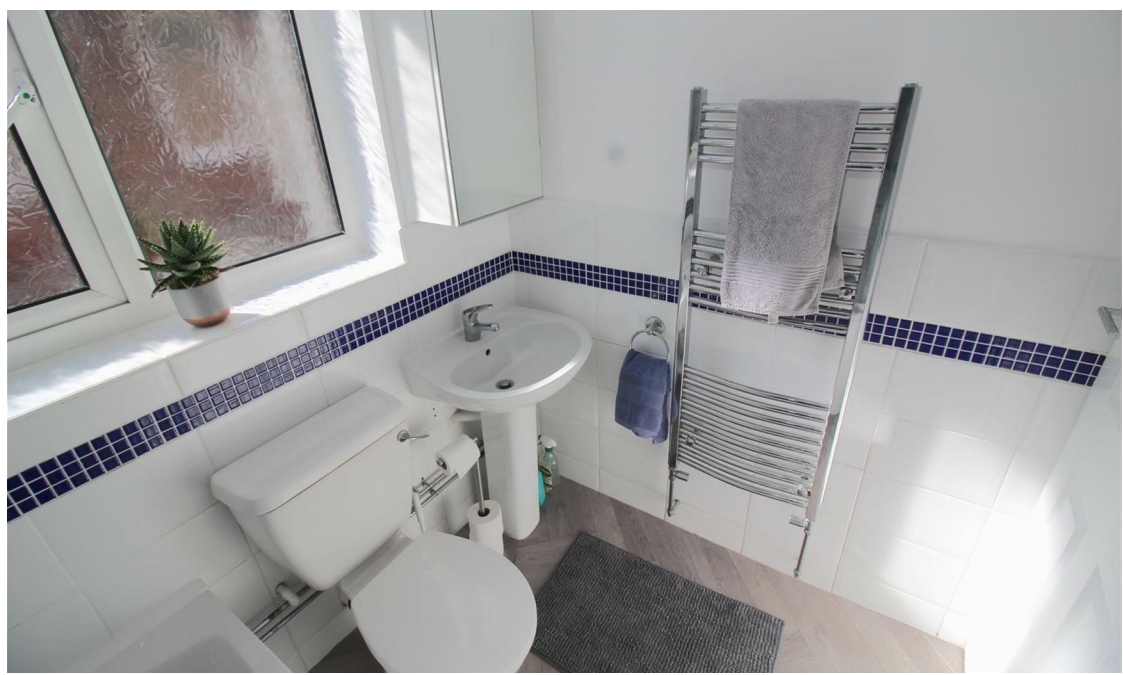
We understand the length of lease will be approximately 85 years.

We understand there is NO service charge payable upon completion.

We understand the ground rent payable will be £100 per annum  
The freeholders are Cottons, 361 Hagley Rd, Birmingham B17 8DL.



0121 783 3422



167 - 169 Church Road, Yardley, Birmingham, B25 8UR  
yardley@primestatesuk.com