



Offers In The Region Of £130,000

Flat 11 Kingsley Court, Church Road, Stechford And Yardley North, Birmingham, B25 8XS

- No Upward Chain
- First Floor Flat
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Garage
- Communal Gardens
- Ideal First Time Buy or Buy to Let Property
- Close to Local Shops and Transport Links

EPC Rating

Current: C
Potential: B

Council tax band

Band = B

**** TWO DOUBLE BEDROOMS ****
GARAGE ** IDEAL FIRST TIME BUY **
BEAUTIFULLY PRESENTED **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 WELL PRESENTED is situated in just off Church Road, Yardley close to all local amenities and transport links... this will not be available for long!! Accessed via a communal entrance with stairs to FIRST FLOOR and double glazed entrance door to the property accommodation briefly comprises of:- hallway, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM. Outside there are COMMUNAL GARDENS and GARAGE The property benefits from electric storage heaters and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Rating C

APPROACH

Access is gain via communal entrance with with stairs leading to the first floor and front door to the apartment:

Hallway

Storage heater and doors to:

Lounge

13'2 x 13'5 (4.01m x 4.09m)

Double glazed window and storage heater.

Kitchen

10'3 x 7'3 (3.12m x 2.21m)

Double glazed window, fitted with a range of wall and base units, work surface incorporating stainless steel sink and drainer with miter tap, plumbing for washing machine.

Bedroom

13'5 x 10 (4.09m x 3.05m)

Double gazed window and storage heater

Bedroom

13'5 x 10 (4.09m x 3.05m)

Double glazed window and storage heater

Bathroom

Double glazed frosted window, suite comprising low level w.c, pedestal wash hand basin, panelled bath and shower over.

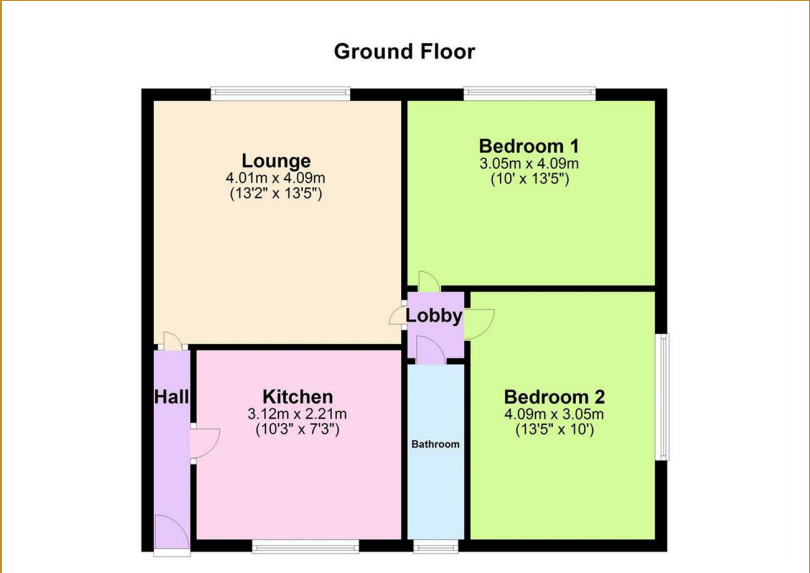
OUTSIDE

Garage (in block)

Up and over door

FURTHER INFORMATION

The property is leasehold with approximately 81 years left, We believe the service charge is around service charges quarterly £466.23 ground rent around £10 per year (however this would need to be checked with your solicitor)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
72		81			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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