



£140,000

**Selby Close, Birmingham, B26
2AP**

- No Upward Chain
- First Floor Maisonette
- Two Double Bedrooms
- Lounge / Dining Room
- Kitchen
- Bathroom
- Garage En-Block
- Ideal First Time Buy
- Great Location
- Early Viewing Essential

EPC Rating

Current: C
Potential: C

Council tax band

Band = A

**** FIRST FLOOR MAISONETTE ** TWO
GENEROUS BEDROOMS ** 120 YEARS
APPOX ON LEASE ** NO UPWARD
CHAIN!! ****

THIS IS A SPACIOUS FIRST FLOOR
MAISONETTE WHICH IS PERFECT TO
TAKE A STEP ONTO THE PROPERTY
LADDER OR FOR INVESTMENT
PURPOSES!!

The property is situated in a cul-de-sac
location SELBY CLOSE, YARDLEY close
to all local amenities and transport
links... this will not be available for
long!!

Accessed via pathway leading to a
entrance door, the property
accommodation briefly comprises of:-
entrance hallway, LOUNGE/DINING
AREA, KITCHEN, TWO GENEROUS
BEDROOMS and bathroom. Outside
there is a separate EN-BLOC GARAGE.
The property benefits from central
heating and double glazing, where
specified and is offered with NO
UPWARD CHAIN!!

Energy Rating - C

Approach

Access is gained via pathway leading
to front door:

Hallway

With stairs to the landing :

Landing

Storage cupboard and doors off :

Lounge / Dining Room

16'3 x 11'3 (4.95m x 3.43m)

Double glazed window to front and
central heating radiator

Kitchen

8'10 x 8'6 (2.69m x 2.59m)

Double glazed window to rear, fitted
with a range of wall base and drawer
units with work surface over stainless
steel sink and drainer with mixer tap
over, oven and hob

Bedroom One

13'7 x 9'7 (4.14m x 2.92m)

Double glazed window to front and
central heating radiator.

Bedroom Two

9'8 x 11'8 (2.95m x 3.56m)

Double glazed window to rear and
central heating radiator.

Bathroom

Double glazed frosted window to rear,
suite comprising low level w.c,

pedestal wash hand basin and
panelled bath

OUTSIDE

GARAGE EN BLOCK

ADDITIONAL INFORMATION

The property is leasehold with approx
120 year left on the lease - we have
been informformed that there is no
service charge and the ground rent is
£52 every 6 months

BROADBAND & MOBILE
INFORMATION

Standard 13 Mbps 1 Mbps Good
Superfast 74 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

- EE - 88%
- Vodafone - 79%
- Three - 78%
- O2 - 69%



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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