



**Barleycorn Drive, Birmingham B16 0NA**

**welcome to**

## **Barleycorn Drive, Birmingham**

**\*\*ATTENTION INVESTORS/ BUY TO LET OPPORTUNITY \*\* TWO - BEDROOM APARTMENT \*\*\* LOUNGE KITCHEN DINING AREA \*\*\*\* ALLOCATED PARKING \*\*\*\*GREAT BUY TO LET INVESTMENT\*\*\* GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE \*\*\*\* SITUATED CLOSE TO THE NEW METROPOLITAN SUPER HOSPITAL\*\*\***

### **Agent Note**

This property is Council Tax Band is B.  
The length of the lease is 125 years from 1st January 2006. We are informed the annual ground rent is £250 and the annual service charge is £1,872.  
(Current yield is 9%).

### **Hall**

Double glazed window to side, storage cupboard, doors to bathroom, bedroom one & two and kitchen/living area.

### **Bathroom**

Double glazed window to side, bath with shower over and shower curtain, low level flush w/c, wash hand basin, tiling to splash prone areas, small storage area at end of bath.

### **Kitchen/Living Area**

25' 2" x 17' 2" ( 7.67m x 5.23m )

Double glazed window to rear & side, and patio doors to side, Carpet to lounge area, Lino to kitchen area, Range of wall and base units with worksurfaces over, electric hob & oven with hood over, sink and drainer unit with mixer tap, space for washing machine & fridge freezer.

### **Bedroom One**

12' 7" x 9' 5" ( 3.84m x 2.87m )

Double glazed window to side.

### **Bedroom Two**

10' 2" x 8' 3" ( 3.10m x 2.51m )

Double glazed window to side.





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## Barleycorn Drive, Birmingham

- Buy to let opportunity.
- Great opportunity for Investors.
- Two bedrooms.
- Ground floor flat.
- Allocated parking.

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1872.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£100,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HBN111566 - 0006

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