



Yardley Green Road, Bordesley Green, Birmingham B9 5JL

£125,000

A well presented first floor two bedroom maisonette a short walking distance to Heartlands Hospital briefly comprising of hallway, good sized lounge, fitted kitchen with wall and base units, two bedrooms and shower room with white WC and hand basin. The property also benefiting from double glazing, gas central heating and has a rear garden.

Lounge
12'4" x 15'0" (3.77 x 4.58)

Carpet to flooring, over stairs cupboard, double glazed window to front

Bedroom 1
12'1" x 8'10" (3.70 x 2.71)
Laminate to flooring with double glazed window to rear

Bedroom 2
8'8" x 10'0" (2.66 x 3.05)
Laminate to flooring with double glazed window to front

Kitchen
6'11" x 7'9" (2.12 x 2.38)
Laminate to flooring with double glazed window to rear

Shower Room
4'11" x 7'9" (1.52 x 2.38)
Sower cubicle, white WC and wash hand basin, double glazed window to rear

Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain

confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

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 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
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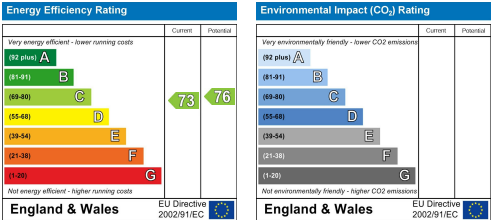
Total area: approx. 49.9 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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