

for sale

offers in excess of **£120,000** Leasehold



## Yardley Wood Road Birmingham B13 0PT

One Bedroom Flat on Yardley Wood Road South Birmingham. Ideally located with excellent transport links and easy access to local amenities. Property has a Lounge, kitchen. One bedroom and bathroom with wet room shower! Perfect sized flat! Property benefits from off road parking and garden. Leasehold

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- Energy Rating: D
- Lounge with Electric Fire
- Fitted Kitchen with Gas Hob and Oven
- Bedroom with Electric Fire
- Bathroom with Wet Room Shower



# Property Details

## Entrance Hall

Via Double Glazed Door  
1st Floor

## Lounge 12' 2" x 11' 5" (3.71m x 3.48m)

Double Glazed Window  
Radiator  
Electric Fireplace

## Kitchen 8' 11" x 7' 7" (2.72m x 2.31m)

Double Glazed Window  
Radiator  
Fitted Units  
Gas hob, oven, and Hood

## Landing

Double Glazed Window  
Radiator  
Loft Access

## Bedroom One 15' 11" x 8' 3" (4.85m x 2.51m)

Double Glazed Window  
Radiator  
Fireplace

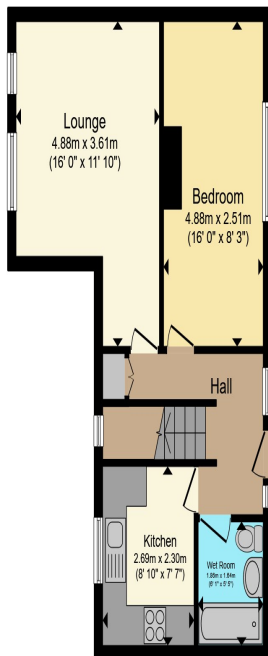
## Bathroom

Double Glazed Window  
Towel Radiator  
Wet Room Shower  
Basin  
Toilet

## Off-Street Parking

## Garden Area





Total floor area 45.5 m<sup>2</sup> (490 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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 BIRMINGHAM B14 7BW

Property Ref: KTH310838 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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