



Lea Green Drive, Wythall, B47 6HD

Offers in the region of £169,000

- A Well Presented First Floor Apartment
- Two Bedrooms
- Spacious Lounge Diner
- Kitchen
- Modern Bathroom
- Allocated & Visitor Parking
- Communal Gardens
- Secure Entrance
- No Upward Chain
- Convenient Location



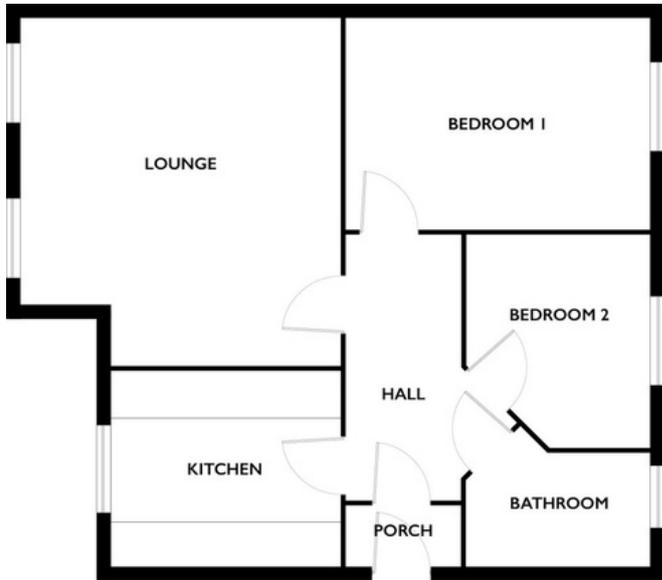
SCAN TO VIEW
VIRTUAL TOUR



- Lounge Diner to front - 4.57m max x 4.06m (15'0" x 13'4")
- Kitchen to front - 2.84m x 2.57m (9'4" x 8'5")
- Bedroom One to rear - 4.01m x 2.64m (13'2" x 8'8")
- Bedroom Two to rear - 2.84m x 2.34m (9'4" x 7'8")
- Bathroom to rear - 2.64m max x 1.55m (8'8" x 5'1")

A well-presented first-floor apartment, benefitting from no upward chain, situated in a highly convenient location for Wythall Train Station, offering excellent commuter links to Birmingham Moor Street, Snow Hill and Stratford-upon-Avon. The purpose-built apartment block is tucked away at the end of a secluded cul-de-sac and benefits from well-maintained communal gardens to both the front and rear. The property also enjoys one allocated parking space along with additional visitor parking, spacious lounge diner, kitchen, bathroom and two bedrooms.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	79
D (55-68)	80
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



COUNCIL TAX BAND: D
 EPC Rating: D
 Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 103 years remaining on the lease and a combined service charge and ground of of approximately £2,190 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.