



smarthomes

Waterway Court

Yardley Wood, Birmingham

- A Well Presented Two Bedroom First Floor Apartment
- Spacious Lounge & Fitted Kitchen/Diner
- En-Suite Shower Room & Family Bathroom
- Allocated Parking Space & Communal Gardens

£165,000

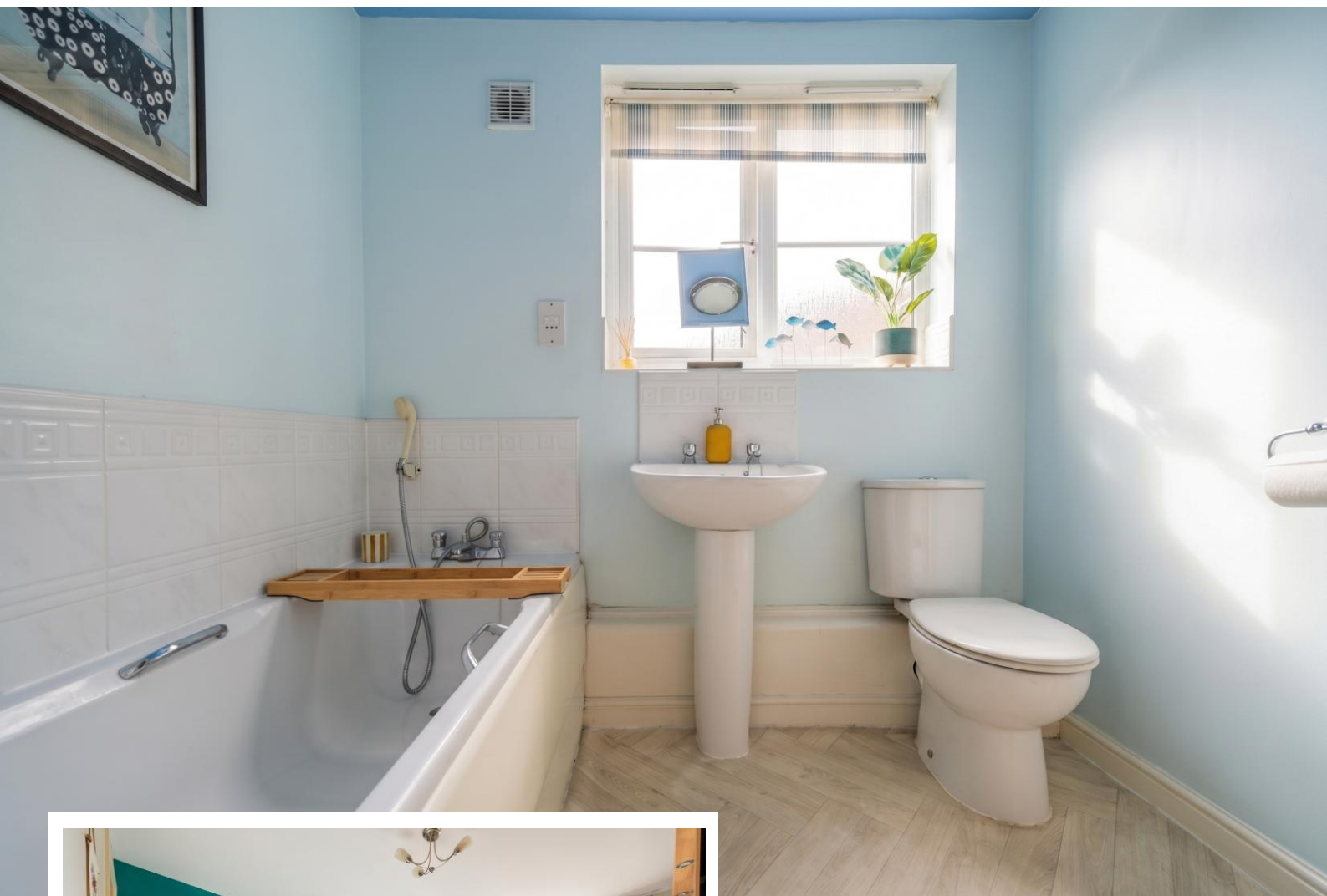
Current EPC Rating - B
Current Council Tax Band - B





Property Description

A well presented first floor apartment situated in a most convenient location offering accommodation comprising a spacious lounge, fitted kitchen/diner, two good size bedrooms, en-suite shower room, family bathroom, allocated parking space and communal gardens



Rooms & Measurements

Spacious Lounge 4.3m x 3.7m (14'1" x 12'1")

Fitted Kitchen/Diner 3.7m x 2.5m (12'1" x 8'2")

Bedroom One 3.6m x 3.5m (11'9" x 11'5")

En-Suite Shower Room

Bedroom Two 3.5m x 2.1m (11'5" x 6'10")

Family Bathroom 2.1m x 1.7m (6'10" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £2,445.96 per annum and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.