

DRAKES

ESTATE AGENTS



Cheyne Gardens, Birmingham, B28 0UH

Guide Price £80,000

- A Detached Bungalow For The Over 55's
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom
- Excellent Potential For Modernising
- Peaceful Cul-De-Sac Location
- Well Maintained Gardens
- Allocated Parking
- Modern Method Of Auction



SCAN TO VIEW
VIRTUAL TOUR

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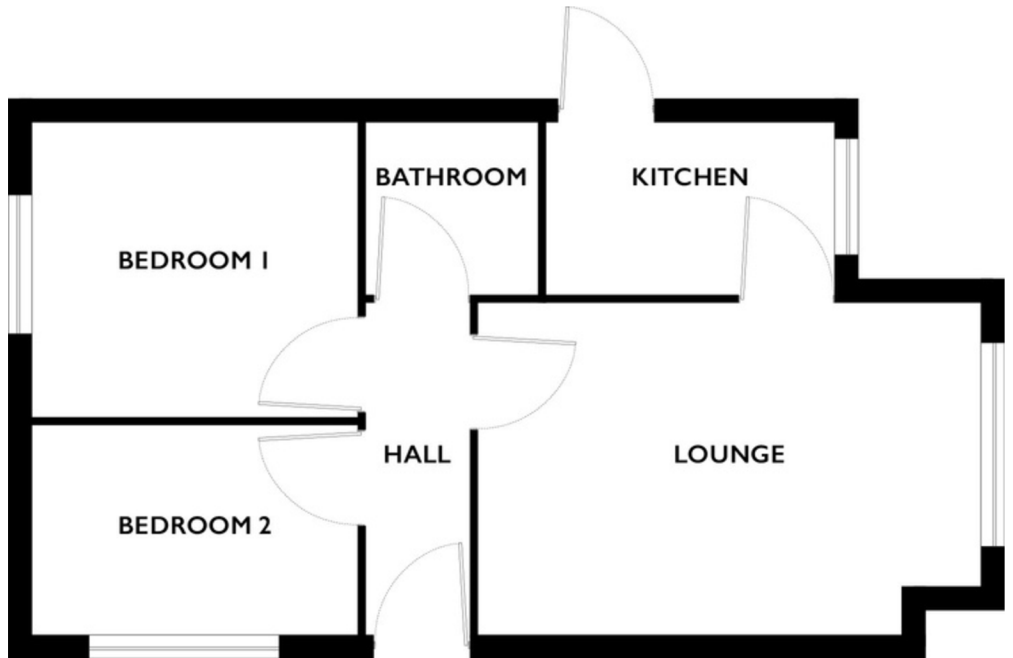
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Lounge to front - 3.12m x 4.75m (10'3" x 15'7")
- Kitchen to rear - 2.31m x 3.38m (7'7" x 11'1")
- Bathroom to rear - 2.31m x 2.03m (7'7" x 6'8")
- Bedroom One to rear - 3.23m x 3.43m (10'7" x 11'3")
- Bedroom Two to front - 3.25m x 2.01m (10'8" x 6'7")

A two bedroom detached bungalow exclusively for the over-55s, situated in a peaceful cul-de-sac and offering excellent potential for modernisation. The property is available to purchase via modern method of auction.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: D
 EPC Rating: E
 Tenure: Freehold

The vendor advises that the property is Leasehold with approximately 61 years remaining on the lease, a service charge payable of approximately £1,372 per annum and a ground rent payable of £60 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.