



Connells

Yatesbury Avenue
BIRMINGHAM



Property Description

A lovingly presented, 1 bedroom ground floor duplex apartment situated in a fantastic community area, with good access to local travel and amenities and offering off-street allocated parking. Ideal for first time buyers or anybody looking to downsize into a cozy home, this property has so much to offer. Included in the service charge and ground rent is all of the electric, water and gas costs, making for easy living and allowing to keep on top of monthly costs. You enter the property into a spacious hallway, with access to the ground floor bedroom and bathroom, with plenty of storage space available. Upstairs features a great sized living kitchen space, with Juliette balcony off the living room and modern appliances in the kitchen. Being in good condition throughout, this property is turn-key ready to go, ideal for somebody looking to move straight in. Viewings highly recommended.

Entrance Hallway

The property is accessed via a wooden front door into a hallway area with access to the main bathroom, the main bedroom, stairs to first floor landing and radiator to wall

Main Bathroom

Features a low level flush WC, wash hand basin, radiator to wall and a good-sized shower cubicle, tiling to walls and lino to floor.

Main Bedroom

10' 10" x 8' 1" (3.30m x 2.46m)

Having a front facing window overlooking the driveway, radiator to wall and space for wardrobes.

First Floor Landing

Door leads to living/kitchen/dining area

Lounge/Kitchen/Dining Area

14' 3" x 14' 1" maximum (4.34m x 4.29m maximum)

Lounge Area

Featuring a Juliette balcony overlooking the front of the property, two radiators to wall and space for a lounge and dining furniture.

Kitchen Area

Fully integrated kitchen cupboard space, featuring an electric hob and oven with filter hood over, space for a fridge/freezer and space for an additional freezer

Outside

Front

Communal Driveway

The communal driveway having one allocated car parking space.

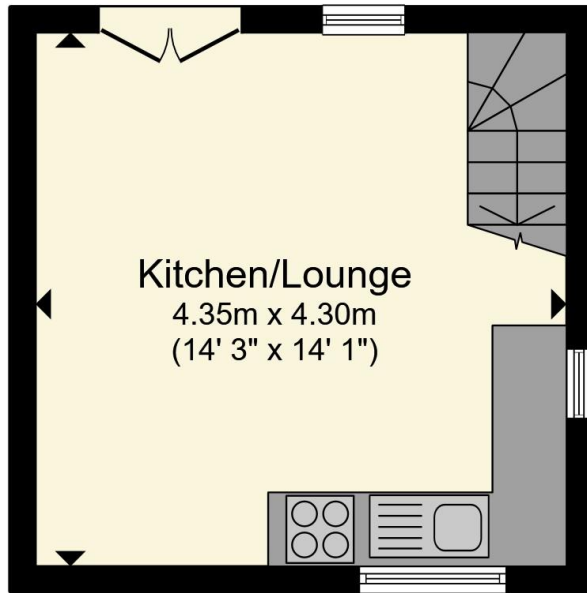
Agent's Note:

Included in the service charge and ground rent is all of the electric, water and gas costs

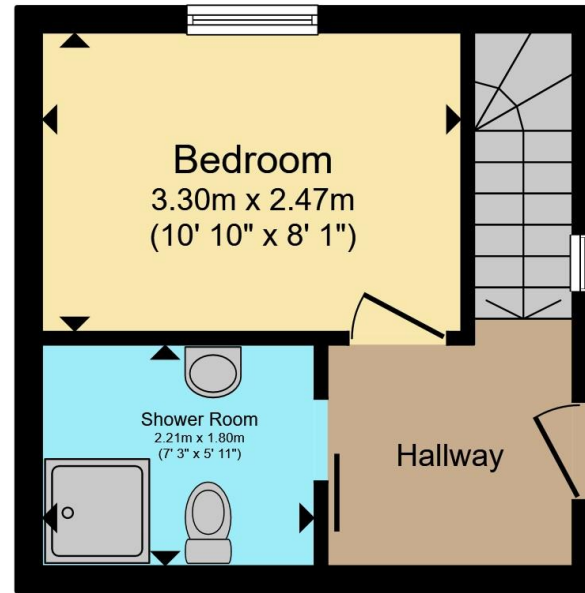








Lower Ground Floor



Ground Floor

Total floor area 37.2 m² (401 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



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent Ground Rent: 3480.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311351

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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