

DRAKES

ESTATE AGENTS



Yardley Wood Road, Birmingham, B14 4LD

£155,000

- A Well Presented & Spacious Apartment
- No Upward Chain
- Open Plan Lounge Diner & Kitchen
- Two Good Size Bedrooms
- Walk-In Wardrobe
- Contemporary Re-Fitted Shower Room
- One Allocated Parking Space
- Secure Communal Entrance
- Convenient Location
- Ideal For First Time Buyers



SCAN TO VIEW
VIRTUAL TOUR

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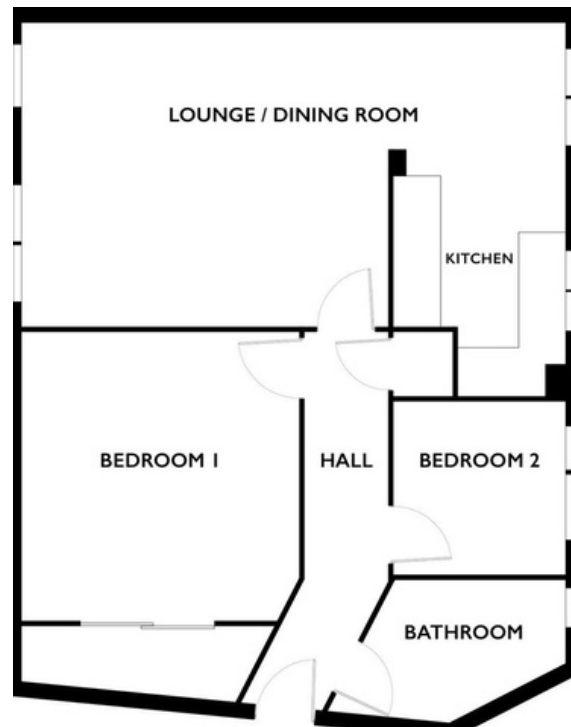


Dual Aspect Lounge Diner - 6.93m x 3.76m (22'9" x 12'4")
 Kitchen to front - 2.64m x 2.18m (8'8" x 7'2")
 Bedroom One to rear - 3.96m min x 3.56m (13'0" x 11'8")
 Bedroom Two to Front - 3.12m x 2.24m (10'3" x 7'4")
 Re-Fitted Contemporary Shower Room to front - 3m max
 x 1.73m (9'10" x 5'8")

A well presented and spacious first floor apartment benefitting from no upward chain, two good sized bedrooms, walk-in wardrobe, open plan lounge diner and kitchen, re-fitted contemporary bathroom, allocated parking and secure communal entrance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B
 EPC Rating: C
 Tenure: Leasehold



The vendor advises that the property is Leasehold with approximately 104 years remaining on the lease, a service charge payable of approximately £2,445.96 per annum and a ground rent payable of £150 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.