DRAKES
ESTATE AGENTS









Waddesdon House, Dickens Heath, B90 1GH

Offers Over £180,000

- A Spacious Top Floor Apartment
- One Bedroom With Built-In Wardrobes
- Shower Room
- Open Plan Lounge Diner & Kitchen
- One Underground Allocated Parking Space
- Impressive Communal Areas
- Communal Garden
- Secure Video Intercom Entry
- Convenient Location
- No Upward Chain

SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

DRAKES
ESTATE AGENTS

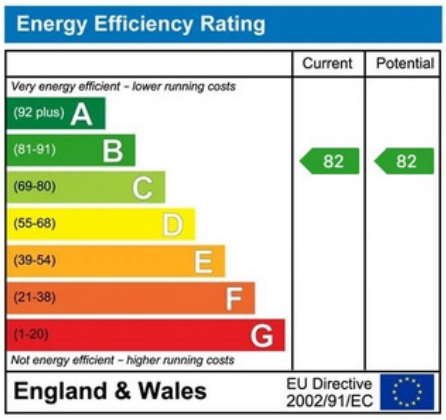






Open Plan Lounge Diner & Kitchen to rear - 6.63m x 4.57m (21'9" x 15'0")
Bedroom to rear - 3.58m x 3.05m (11'9" x 10'0")
Bathroom - 1.45m x 2.44m (4'9" x 8'0")

A spacious & beautifully presented top floor apartment with no upward chain, one allocated parking space, impressive communal areas, one bedroom, shower room, open plan lounge diner & kitchen and communal garden.





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

The vendor advises that the property is Leasehold with approximately 140 years remaining on the lease, a service charge payable of approximately £1,800 per annum and a ground rent payable of £180 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.

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk
Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP