

**A MODERN GROUND FLOOR STUDIO FLAT IN VERY POPULAR AND
CONVENIENT LOCATION IDEAL FOR THE INVESTMENT BUYER**



**40 LEA YIELD CLOSE
BOURNVILLE
BIRMINGHAM B30 2LZ**

- Convenient location easy access to Stirchley and Bournville
- Suitable for cash buyers due to length of lease
- Living room / bedroom area
- Fitted separate modern kitchen
- Dressing area and modern shower room
- Parking space

Offers Around £85,000

An excellent ground floor studio flat on this popular development within easy reach of local facilities including Stirchley and Bournville centres and with canal side walk to the nearby Bournville Station giving quick access to Birmingham city centre. This compact home has double glazing and electric heating and is ideal for the investment buyer to acquire a high yielding rental property. The flat is situated towards the end of the cul-de-sac and has wooded views the front.

THE ACCOMMODATION COMPRISES

ENTRANCE

With front door opening to the recessed entrance area which opens to the

OPEN PLAN LIVING/ BEDROOM Lounge area 10' 6" x 9' 6" Bedroom area 10' 1" x 10' 0"

A good sized open plan space with designated living and bedrooms areas, useful store cupboard, double glazed window to the front, electric heater and with the kitchen leading off at the front of the property.



MODERN FITTED KITCHEN 9' 6" x 5' 2" fitted with a range of modern units with white fascias and contrasting dark work tops, inset stainless steel sink, inset electric hob and under oven, space and plumbing for a washing machine, double glazed window to the front.

From the bedroom area a doorway leads to

DRESSING AREA

With built in wardrobe and cupboard housing the hot water cylinder, door to the bathroom

BATHROOM being fully tiled and with a white suite comprising panel bath with electric shower over, shower screen, wash basin on a vanity base, WC, double glazed window with obscure glass and electric wall mounted heater.

OUTSIDE

Mainly lawned grounds and one Allocated Parking Space.



GENERAL INFORMATION

TENURE

We are informed the property is Leasehold for 99 years from 25/12/1983 therefore having approx. 56 years unexpired and subject to a ground rent of £60 per annum.

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating 'D 55'

COUNCIL TAX Band 'A' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.