



Yardley Wood Road
BIRMINGHAM

burchell
edwards

Yardley Wood Road BIRMINGHAM B14 4LD

for sale offers over
£125,000



Property Description

A ground floor maisonette with communal lawned areas to the front and rear, allocated parking, modern fitted kitchen with an open plan lounge/diner off, bedroom and bathroom. The property is double glazed and would make an ideal first purchase or investment property. This maisonette is situated close to local amenities and facilities including schools, shopping facilities, and public transport services.

Lounge

Double glazed window to front elevation, central heating radiator and storage cupboard housing central heating boiler.

Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, oven and cooker hood, fridge freezer, spotlights, storage cupboard and tiling to splash prone areas.

Utility Room

Space and plumbing for washing machine.

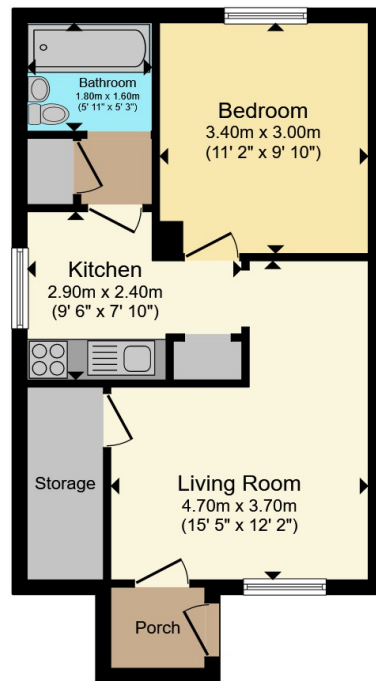
Bedroom

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin, heated towel rail, extractor and tiling to splash prone areas.





Floor Plan

Total floor area 41.9 m² (451 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 Burchell Edwards on

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183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 631.20

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI208859

This is a Leasehold property with details as follows; Term of Lease 110 years from 25 Dec 2023. Should you require further information please contact the branch.
 Please Note additional fees could be incurred for items such as Leasehold packs.



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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