

# DRAKES

ESTATE AGENTS



## Cheyne Gardens, Birmingham, B28 0UH

£95,000

- A Detached Bungalow For The Over 55's
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom
- Excellent Potential For Modernising
- Peaceful Cul-De-Sac Location
- Well Maintained Gardens
- Allocated Parking
- EXTENDED LEASE UPON COMPLETION



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



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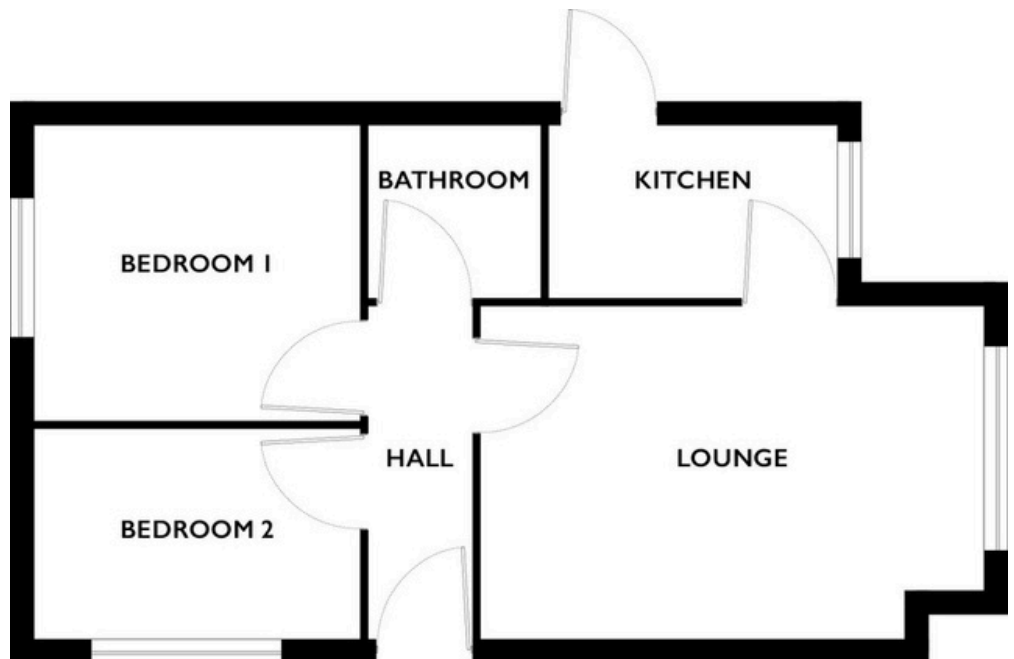
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Lounge to front - 3.12m x 4.75m (10'3" x 15'7")  
 Kitchen to rear - 2.31m x 3.38m (7'7" x 11'1")  
 Bathroom to rear - 2.31m x 2.03m (7'7" x 6'8")  
 Bedroom One to rear - 3.23m x 3.43m (10'7" x 11'3")  
 Bedroom Two to front - 3.25m x 2.01m (10'8" x 6'7")

A two bedroom detached bungalow exclusively for the over-55s, situated in a peaceful cul-de-sac and offering excellent potential for modernisation.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | 71        |
| (39-54) <b>E</b>                            | 49                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



COUNCIL TAX BAND: D

EPC Rating: E

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 61 years remaining on the lease, a service charge payable of approximately £1,372 per annum and a ground rent payable of £60 per annum. HOWEVER, the lease will be extended upon completion and will add an additional 90 years on top of the remaining 61 years and the annual charge will revert to a peppercorn figure.

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