



Yardley Green Road, Bordesley Green, Birmingham B9 5JL

£125,000

A well presented first floor two bedroom maisonette a short walking distance to Heartlands Hospital briefly comprising of hallway, good sized lounge, fitted kitchen with wall and base units, two bedrooms and shower room with white WC and hand basin. The property also benefiting from double glazing, gas central heating and has a rear garden.

### Lounge

12'4" x 15'0" (3.77 x 4.58)

Carpet to flooring, over stairs cupboard, double glazed window to front

### Bedroom 1

12'1" x 8'10" (3.70 x 2.71)

Laminate to flooring with double glazed window to rear

### Bedroom 2

8'8" x 10'0" (2.66 x 3.05)

Laminate to flooring with double glazed window to front

### Kitchen

6'11" x 7'9" (2.12 x 2.38)

Laminate to flooring with double glazed window to rear

### Shower Room

4'11" x 7'9" (1.52 x 2.38)

Sower cubicle, white WC and wash hand basin, double glazed window to rear

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain

confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



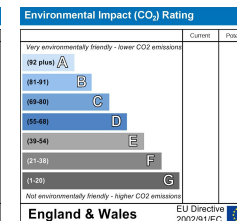
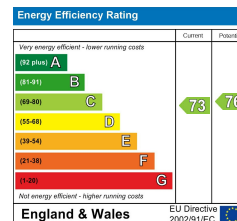
Total area: approx. 49.9 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
 sales@archerbassett.co.uk  
 archerbassett.co.uk