



Yardley Wood Road Birmingham B14 4LD

for sale offers over
£110,000



Property Description

This well-presented one-bedroom first floor apartment offers comfortable and practical living, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises a spacious lounge and dining area, providing ample space for both relaxation and entertaining, a well-proportioned double bedroom, and a bathroom. The property further benefits from double glazing throughout and storage heating, ensuring comfort and energy efficiency.

Externally, the property enjoys the convenience of allocated parking and offers useful storage space.

Situated in a desirable residential location with easy access to local amenities, transport links, and nearby facilities, this charming maisonette represents an excellent opportunity for a range of buyers.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Lounge

2 x double glazed windows to front, storage and 2 electric heaters

Kitchen

Kitchen comprising of a range of wall and base units sink and drainer oven with hob and extractor fan.

Bedroom One

double glazed window to back and electric heater

Bathroom

double glazed window to rear, wash hand basin, shower and electric heater

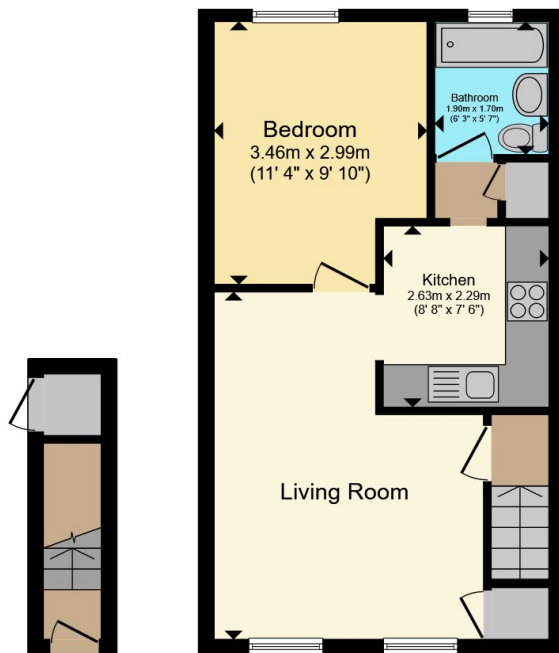
Front Garden

small garden space

Agent Note

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Total floor area 43.1 m² (464 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
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EPC Rating: C Council Tax
Band: B

Service Charge: 450.00 Ground Rent:
75.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI209376

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Jun 1984. 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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