

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Flat 2, Coventry Road, South Yardley, Birmingham, B26 1DR

Offers Over £125,000



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- No Upward Chain
- Ground Floor Flat
- Ideal First Time Buy or Buy to Let Property
- Extended Lease on Completion
- Two Double Bedrooms
- Kitchen
- Bathroom
- In Need Of Some Updating
- Garage
- Close to Local Shops and Transport Links

EPC Rating

Current: C
Potential: C

Council tax band

Band = B

**** TWO DOUBLE BEDROOMS ****
GARAGE ** IDEAL FIRST TIME BUY **
EXTENDED LEASE ON COMPLETION
****NO UPWARD CHAIN ** IN NEED OF**
SOME UPDATING ***

AN OPPORTUNITY TO PURCHASE A GREAT HOME AND TAKE A STEP ONTO THE PROPERTY LADDER OR FOR INVESTMENT PURPOSES!! This GROUND FLOOR is situated in Trident Court, Coventry Road, Yardley close to all local amenities and transport links... this will not be available for long!! Accessed via a communal entrance with entrance door to the property accommodation briefly comprises of:- hallway, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM. Outside there are COMMUNAL GARDENS and GARAGE The property benefits from central heating and double glazing, where specified and is offered with NO UPWARD CHAIN!!

Energy Performance Rating C

Approach

Access is gained via communal door and hallway leading to the flats front door:

Hallway

Two storage cupboards, central heating radiator and doors off

Kitchen

8'9 x 8'10 (2.67m x 2.69m)

Double glazed window to rear, fitted with a range of wall base and drawer units with work surface over stainless steel sink and drainer with mixer tap over.

Lounge

11'2 x 15'4 (3.40m x 4.67m)

Double glazed window and central heating radiator.

Bedroom One

11'2 x 11'2 (3.40m x 3.40m)

Double glazed window to front and central heating radiator.

Bedroom Two

8'11 x 11'3 (2.72m x 3.43m)

Double glazed window to rear, storage cupboard and central heating radiator.

Bathroom

Suite comprising low level w.c, pedestal wash hand basin and panelled bath.

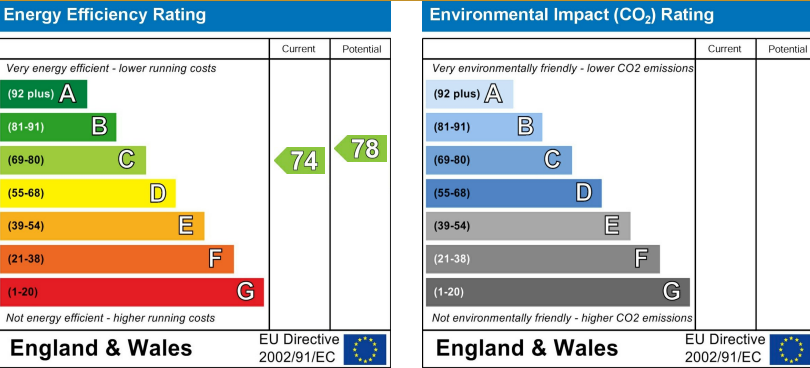
OUTSIDE

Communal Gardens

Garage

Additional Information

The property is leasehold with 56 years on the lease (the vendor is in the process of extending the lease and will be extended on completion)
Service charge and ground rent is £335 per quarter £1348 approx a year)





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