



## Offers In The Region Of £60,000

### Moat Lane, Yardley, B26 1TJ

- No Upward Chain
- Cash Buyer
- First Floor Studio Flat
- Garage
- Communal Gardens
- Lounge / Bedroom
- Kitchen
- Bathroom
- Ideal Investment Property
- Close to Shops and Transport Links

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = A

**\*\* CASH BUYERS \*\* FIRST FLOOR  
FLOOR STUDIO FLAT \*\* IDEAL  
INVESTMENT PROPERTY \*\* CLOSE TO  
LOCAL AMENITIES AND TRANSPORT  
LINKS \*\* GARAGE \*\* NO UPWARD  
CHAIN \*\***

AN OPPORTUNITY TO TAKE A STEP  
ONTO THE PROPERTY LADDER OR  
FOR INVESTMENT PURPOSES!!  
This FIRST FLOOR, STUDIO FLAT is  
situated on MOAT LANE, YARDLEY  
location but close to all local amenities  
and transport links... this will not be  
available for long!!  
Accessed via a communal front  
entrance and with a parking area to  
the front of the building, the property  
accommodation briefly comprises of:-  
entrance, hallway, LOUNGE  
/BEDROOM, kitchen and bathroom.  
Outside there are communal gardens  
and a parking area and GARAGE.

Energy Performance Rating D

### Approach

Access is gain via communal entrance  
with stairs to first floor :

### Hallway

Doors off:

### Lounge / Bedroom

Window to side and rear.

### Kitchen

Window to rear, fitted with wall base  
and drawer units with worksurface  
over, sink and drainer.

### Bathroom

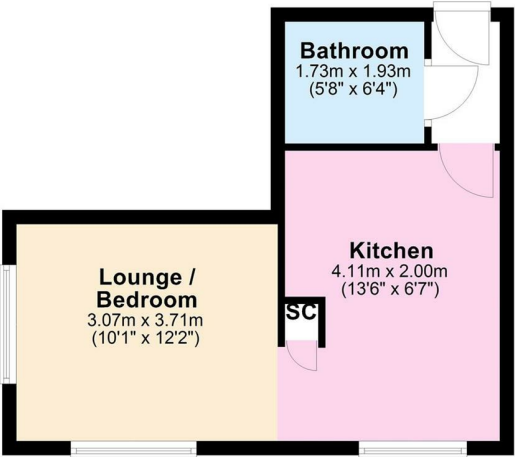
Low level w.c, pedestal wash hand  
basin and panelled bath

### Garage

### Additional Information

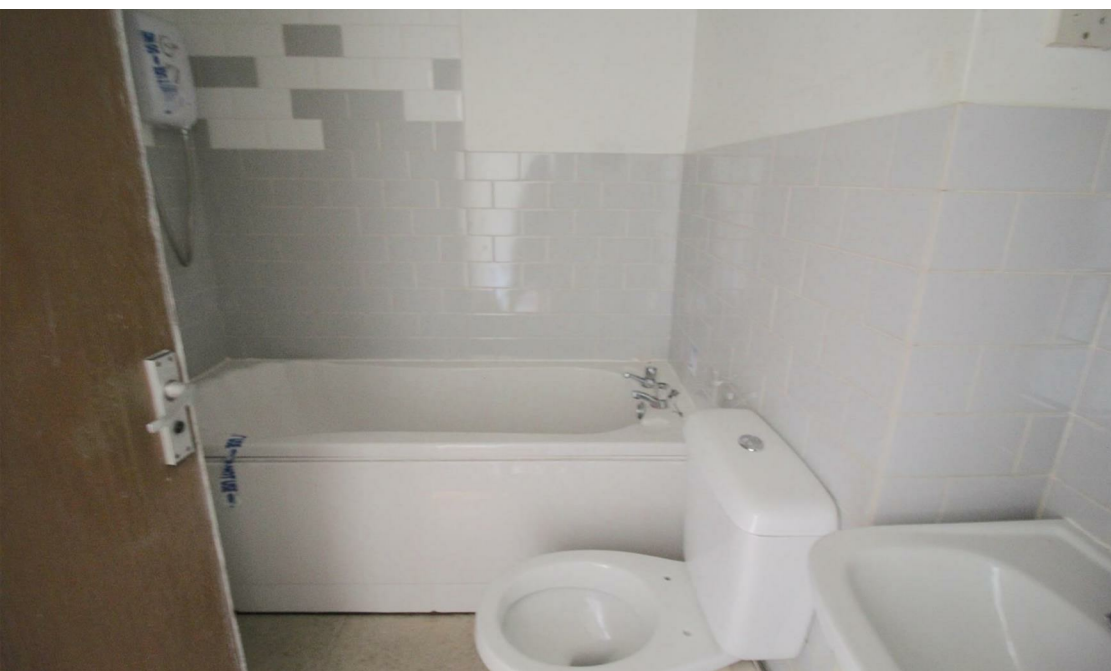
The property is Leasehold with 57  
years left on the lease. We are waiting  
for service charge and ground rent  
information.

Ground Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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