

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

167 - 169 Church Road, Yardley, Birmingham, B25
8UR
0121 783 3422
yardley@primeestatesuk.com



Coventry Road, Yardley | £140,000

**** TWO DOUBLE BEDROOMS ** GARAGE ** IDEAL FIRST TIME BUY ** EXTENDED LEASE ON COMPLETION
NO UPWARD CHAIN ** BEAUTIFULLY PRESENTED **

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:- **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 awaiting

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 IDEAL FIRST TIME BUY ** EXTENDED
 LEASE ON COMPLETION **NO UPWARD
 CHAIN ** BEAUTIFULLY PRESENTED *****

Superfast --Not available --Not available
 Unlikely
 Ultrafast 1800 Mbps 1000 Mbps

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Additional Information

The property is leasehold with approx 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)

Mobile Coverage

EE - 84%
 THREE - 79%
 VODAFONE - 77%
 O2 - 69%

Broadband Availability
 Standard 14 Mbps 1 Mbps Good

