



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

We are acting in the sale of the above property and have received an offer of £57,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**** 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

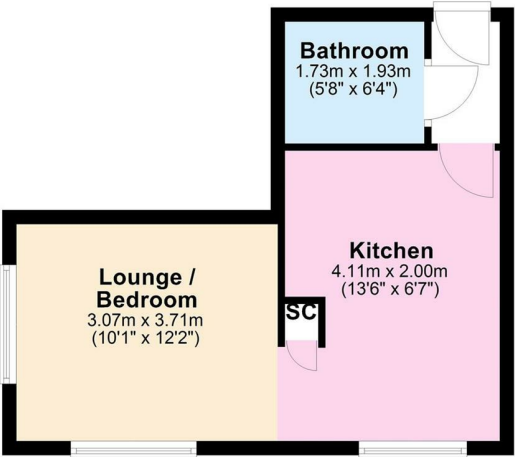
Low level w.c, pedestal wash hand basin and panelled bath

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64	79	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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