



smarthomes

Arden Drive

Yardley, Birmingham, B26 1QY

- A First Floor Maisonette Requiring Full Modernisation
- Two Double Bedrooms
- No Upward Chain
- Only 55 Years Remaining on Lease - CASH BUYERS ONLY

£60,000

EPC Rating '20'





Property Description

The property is situated at the end of a discreet cul-de-sac and is set back from the road behind a lawned fore garden with a paved footpath to side leading to a private front door giving access to

Hallway & Landing

With a full height window to the front elevation and stairs rising to the first floor where you will find a further door leading into



Lounge/Diner to Front

16' 4" x 11' 2" (4.98m x 3.4m) With a double glazed window to front elevation and two ceiling light points



Fitted Kitchen to Front

11' 5" x 7' (3.48m x 2.13m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, tiling to splash back areas, ceiling light point and a double glazed window to the front aspect



Bedroom One to Rear

14' 11" x 10' (4.55m x 3.05m) With a double glazed window to rear elevation and ceiling light point

Bedroom Two to Rear

10' 1" x 9' 11" (3.07m x 3.02m) With a double glazed window to rear elevation and ceiling light point



Bathroom to Side

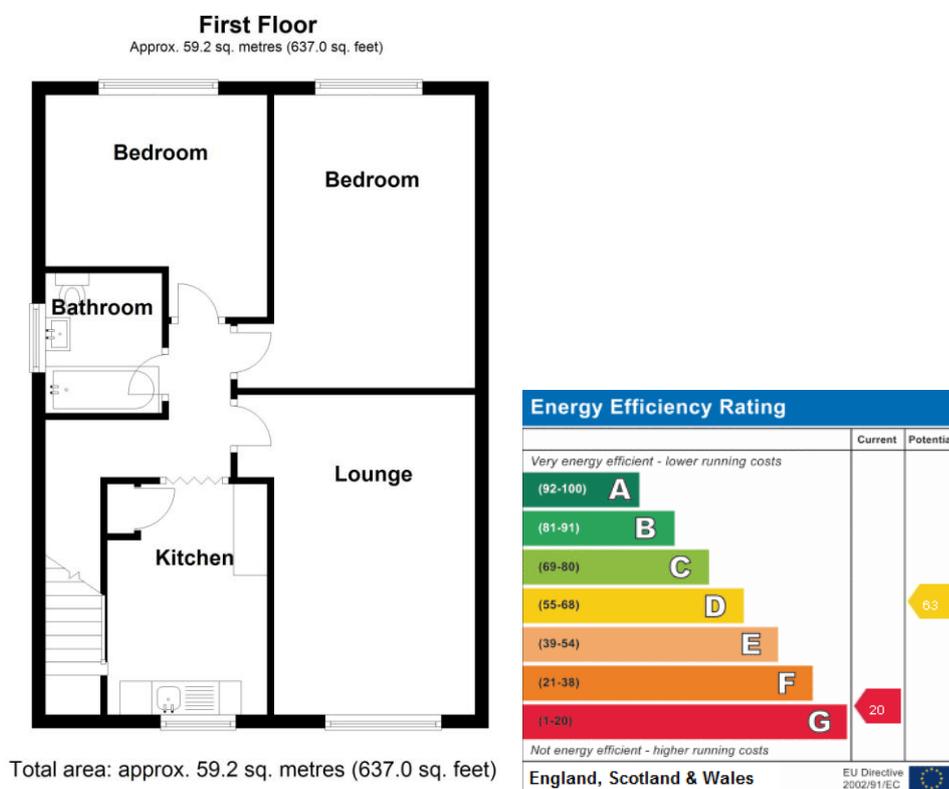
Being fitted with a coloured suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Garage

Located in a separate block at the front of the property

Tenure

We are advised by the vendor that the property is leasehold with approx. 55 years remaining on the lease hence the property is available to cash buyers only. There is a service charge of approx. £TBC per annum and a ground rent of approx. £TBC per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements