



smarthomes

## Selby Close

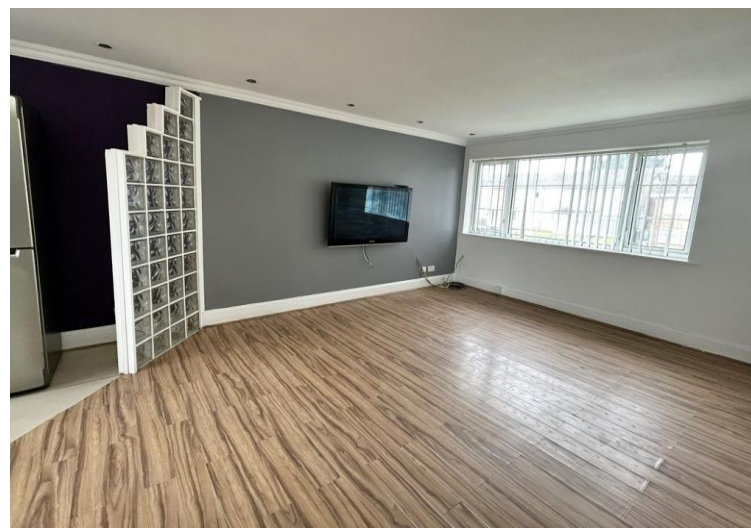
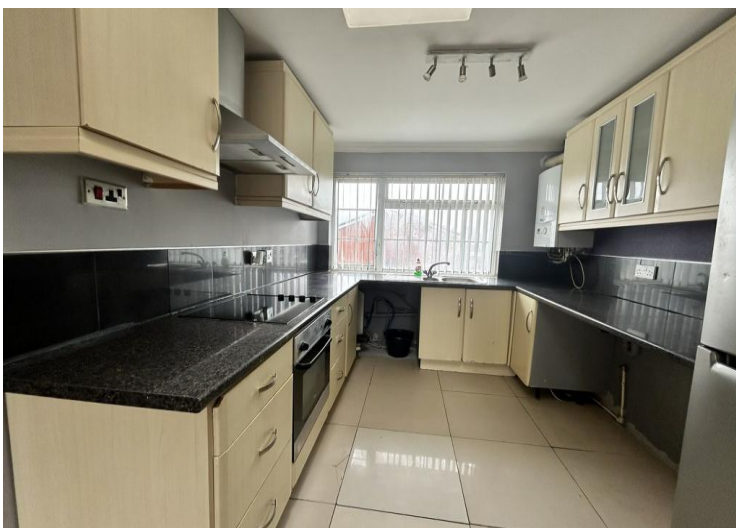
Yardley, Birmingham, B26 2AR

- A First Floor Maisonette
- Two Double Bedrooms
- Open Plan Lounge Diner
- Breakfast Kitchen

**£125,000**

EPC Rating - 43

Current Council Tax Band - A





## Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to composite front door leading through to entrance hallway with window to side, laminate flooring and stairs leading to the first floor

## Lounge Diner to Front

16' 0" x 10' 9" (4.9m x 3.3m) With double glazed window to front elevation, coving to ceiling, spot lights to ceiling, laminate flooring, radiator and opening into



### **Breakfast Kitchen to Rear**

9' 10" x 8' 6" (3.0m x 2.6m) Being fitted with a range of wall, drawer and base units and laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and tumble dryer, space for fridge freezer, wall mounted Vaillant boiler, tiled flooring, ceiling light point, Velux window and double glazed window to rear



### **Bedroom One to Front**

13' 1" x 9' 6" (4.0m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point

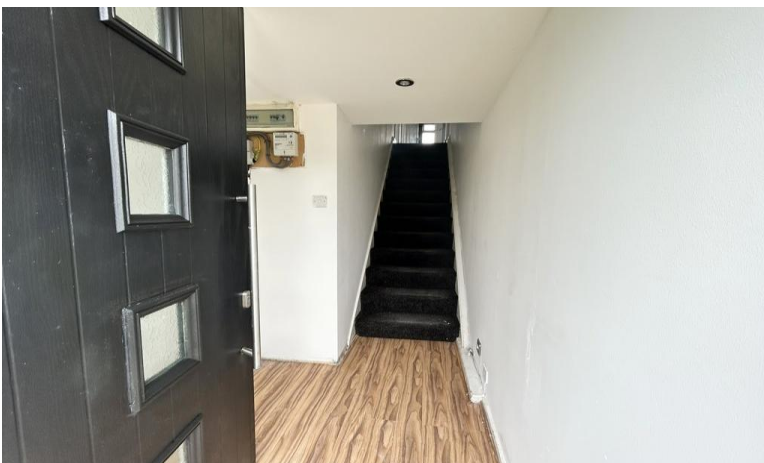


### **Bedroom Two to Rear**

9' 6" x 11' 5" (2.9m x 3.5m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bathroom to Rear**

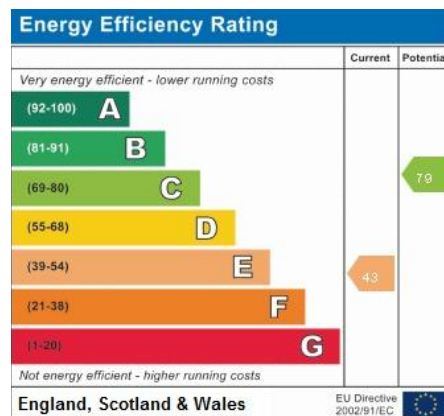
5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, radiator and ceiling light point



The property benefits from a garage in a separate block.

## Tenure

We are advised by the vendor that the property is leasehold with approx. 82 years remaining on the lease, which will be extended upon completion, and a ground rent of approx. £100 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 Vendor. Current council tax band - A



316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.