

ARKADE PROPERTY



58 Raddlebarn Farm Drive
Selly Oak, Birmingham, B29 6UW

Offers in Excess Of £180,000

Property Features

- Modern Mid Terraced Property
- Two Bedrooms
- Lounge
- Breakfast Kitchen
- Bathroom
- Rear Garden
- Gas Central Heating & Double Glazing
- Security Alarm System
- Allocated Parking
- Ideal First Time Buyer & Investment

Full Description

SUMMARY DESCRIPTION

This well presented modern mid terraced property is situated in a quiet cul de sac location, set back from the road behind a front garden laid to lawn. The property also benefits from an allocated parking space.

The accommodation is double glazed and has gas central heating and briefly comprises: Double glazed entrance front door opening to Lounge with laminate flooring and stairs rising to first floor accommodation. Breakfast Kitchen with modern range of base and wall mounted units with roll top surfaces with stainless sink and mixer tap, wall mounted Worcester combination boiler, plumbing and recesses for automatic appliances and ceramic tiling to floor. Upper floor: Bedroom one with two double glazed windows to front elevation, Bedroom Two with double glazed window to rear, Bathroom with obscure double glazed window to rear, white suite comprising, bath with electric shower over, pedestal hand wash basin, close coupled wc, ladder towel radiator, complimentary tiling to all walls. Rear Garden laid mainly to lawn with shed and panel fencing to all boundaries.

LOCATION

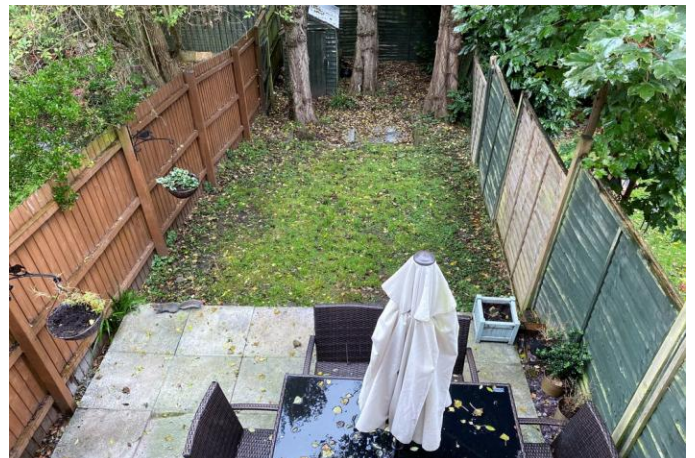
Raddlebarn Farm Drive is located within a radius of Birmingham University and Queen Elizabeth Hospital and is popular with families, first time buyers and investors. Nearby shopping facilities are available with close proximity. Cross city rail services provides train into Birmingham New Street Station and Grand Central from Selly Oak Station situated in Heeley Road.

LOUNGE

12' 10" x 11' 7" (3.91m x 3.53m)

maximum measurement including understairs recess

BREAKFAST KITCHEN



11' 7" x 9' (3.53m x 2.74m)

Maximum measurement including units

LANDING

Doors to

BEDROOM ONE

12' x 11' 6" (3.66m x 3.51m)

maximum including recess and bulk head storage

BEDROOM TWO

10' 4" x 5' 09" (3.15m x 1.75m)

BATHROOM

REAR GARDEN

TENURE - FREEHOLD

Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

POTENTIAL RENTAL YIELD

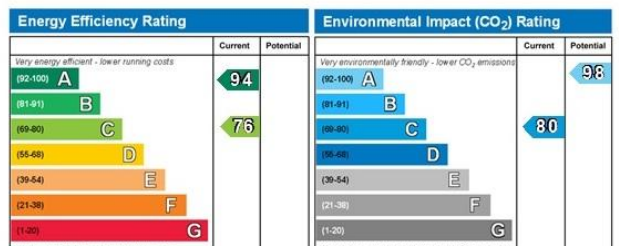
Based on a property value of £189,500 and a monthly rental income of £750 potential rental yield is 4.75%

Please note this does not represent a valuation and does not include any managing fees or additional costs





Asset Ratings
 Graphs showing energy rating of homes, which can be included in particulars



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements