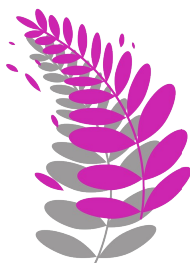


FERNDOWN ESTATES



56 Lyecroft Avenue, Birmingham, West Midlands, B37 6SY

2 Bed Flat

Offers Over £95,000

📍 Receptions 1

🛏 Bedrooms 2

💧 Bathrooms 1



- TWO DOUBLE BEDROOM MEWS FLAT
- LOCATED CLOSE TO BUSINESS PARKS, SHOPS AND SCHOOLS
- HAS ITS OWN PRIVATE REAR GARDEN
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SECURE COMMUNAL ENTRANCE
- AVAILABLE WITH NO UPWARD CHAIN
- SPACIOUS PROPERTY
- IDEAL FOR FTB'S, INVESTORS AND DOWNSIZERS
- PROPERTY VIDEO WALKTHROUGH AVAILABLE



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

56 Lyecroft Avenue, Birmingham, West Midlands, B37 6SY

Well Presented Two Bedroom Mews Flat in Great Location for Buyers. In close proximity to Schools, Shops, Business Parks and Major Transport Links. What's the Attraction for Mews Flats? Well, they have spacious rooms, and it's own Private Garden. These are great properties for a range of homeowners and this one is being sold with No Upward Chain.

Overview and Approach



Lyecroft Avenue is located in the popular district of North Solihull and is a cul de sac location of the A452 Chester Road and Yorkminster Drive. The property is ideally located for families keen to be within catchment of local schools in the local area with positive Ofsted Ratings and within distance of the train station in the near by village of Marston Green in North Solihull, local business parks, major road networks and the new HS2 Hub

Within close proximity is the NEC Complex, Birmingham International Train Station, Birmingham Airport and the extremely popular Resorts World

Lyecroft Avenue is a Two Double Bedroom Spacious Mews Flat and is offered with no upward chain. These properties prove popular with a range of buyers due to the size of accommodation on offer and the rear garden. The garages included in the block belong to the local authority and an application can be made to acquire the lease of a garage should the need arise

The market rental potential for this type of property is £650-£700PCM

Entrance Hallway



With light points to the ceiling, two radiator point and laminate flooring. Two good sized storage cupboards house the electric fuse board and central heating boiler.

Kitchen



Overlooking the rear garden with light point to the ceiling, laminate floor covering, matching base and wall units with with display cabinets and worksurface and separate breakfast bar area. Within the kitchen is an integrated hob with oven, extractor hood and splashback, stainless steel sink and drainer and space and plumbing for a washing machine and other appliances



Bedroom 1



Lounge Diner



Overlooking the front of the property with coving and light point to the ceiling, radiator point and fitted wardrobe unit



This spacious Lounge Diner overlooks the front of the property with laminate floor covering, light point and coving to the ceiling and radiator point



Bedroom 2



Overlooking the rear garden with laminate flooring, light point to the ceiling, radiator point and useful integrated storage cupboard

Bathroom



Overlooking the rear with light point to the ceiling, Tiled Wall Covering and heated towel rail with a suite consisting of: WC, Vanity Basin and Panel Bath with Shower over

Garden



A Private Rear Garden accessed via the communal rear door to the entrance area and through your own gate. A patio area leads to a lawn with planted borders surrounded by fence panel. The property benefits from a built in storage shed which is great for storing garden equipment and a water tap

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Rear View



Additional Information

Payable to Solihull Community Housing;

£19.63 – Leasehold Management Cost. (includes Ground Rent, Service Charges) £15.31 – Building Insurance £2.50 – Admin cost.

Lycroft Avenue



Total area: approx. 63.0 sq. metres (678.0 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	