



# Yardley Wood Road, Yardley Wood

## Offers Around £110,000

- GROUND FLOOR MAISONETTE
- LOUNGE DINER
- DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- IDEAL INVESTMENT
- PORCH
- KITCHEN
- BATHROOM
- CONVENIENT LOCATION
- NO UPWARD CHAIN

Yardley Wood Road is in a convenient location for local shops. It is located off the main High Street, Solihull Lodge along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

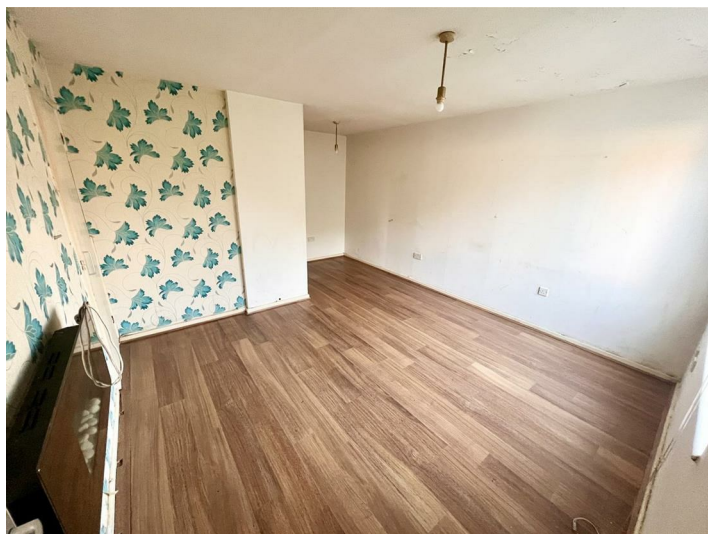
An excellent location therefore for this purpose built ground floor maisonette which is set back from the road behind a lawned foregarden with paved pathway giving access to a UPVC double glazed front door which opens to the

### **PORCH**

Having ceiling light point, laminate flooring and door opening to

### **LOUNGE DINER**

**16'0" max x 12'1 max (4.88m max x 3.68m max)**



Having double glazed window to front aspect, two ceiling light points, wall mounted electric heater, laminate flooring, doors to under stair storage cupboard and bedroom and opening to

### **KITCHEN**

**6'6" x 7'6" (1.98m x 2.29m)**



Having double glazed window to side aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over. space for cooker and fridge freezer, ceiling light point and door to

### **INNER HALLWAY**

Having ceiling light point, door to storage cupboard housing hot water system and door to

### **BATHROOM**



Having double glazed window to rear aspect, panel bath with electric shower over, pedestal wash hand basin, low level wc, ceiling light point, extractor fan and wall mounted heater

**DOUBLE BEDROOM**  
**11'2" x 9'9" (3.40m x 2.97m)**



Having double glazed window to rear aspect, ceiling light point and electric heater

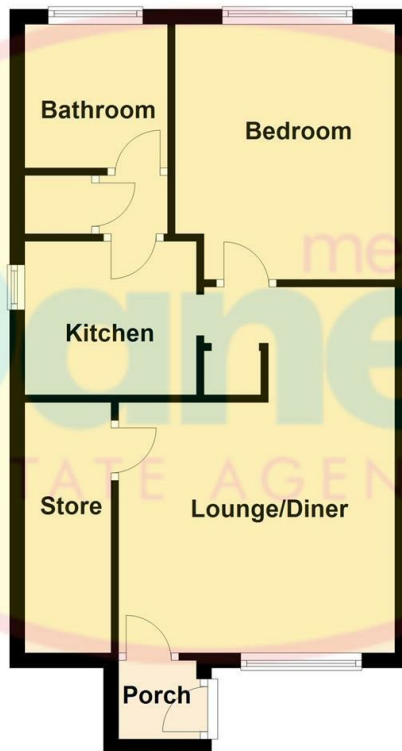
**PARKING**

The property has one allocated parking space, number 8

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



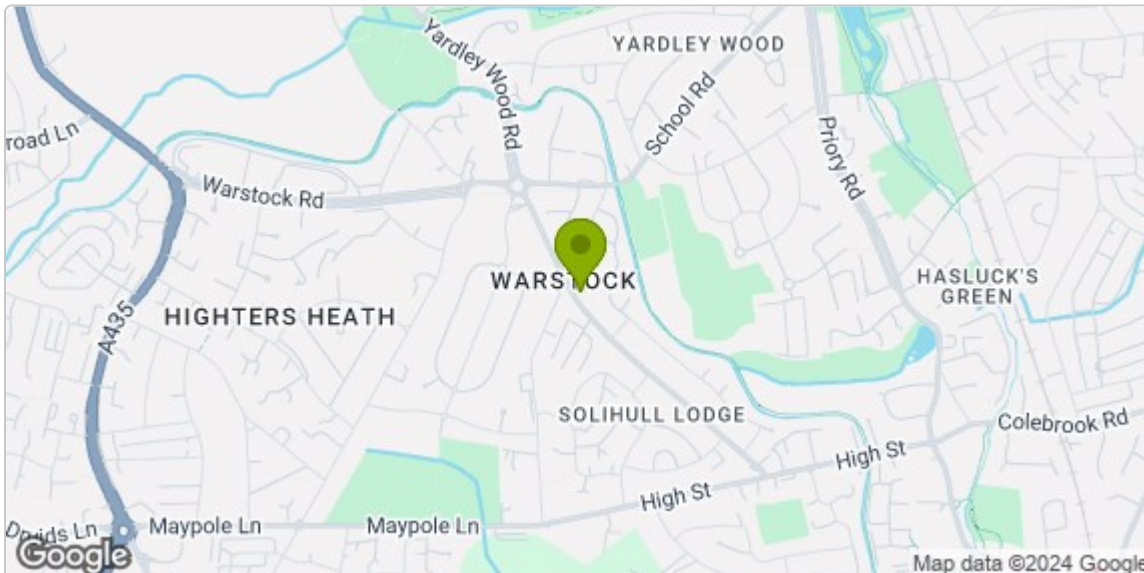
**TENURE:** We are advised that the property is Leasehold with approximately 110 years remaining.

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
1130 Yardley Wood Road  
Yardley Wood Birmingham  
B14 4LD

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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