



## Amanda Drive, Yardley

**£149,950**

- END TERRACE HOUSE
- LEASEHOLD
- KITCHEN/DINER
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE
- TWO BEDROOMS
- CENTRAL HEATING
- FRONT & REAR GARDENS

A leasehold end terraced property offering NO ONWARD CHAIN in a quiet road in Yardley. The property is a complete blank canvas and will make a perfect first time purchase or investment, in a great location near to a good range of shops, schools, facilities and transport links. Comprising entrance hall, lounge and kitchen/diner to the ground floor. Upstairs there are two bedrooms and the bathroom. Further benefiting from central heating, double glazing, front and rear gardens.

### FRONT

Laid to lawn fore garden with path leading to UPVC double glazed door into;

### ENTRANCE HALL

Cupboards housing gas and electric meters, light point and door to;

### LOUNGE



Double glazed bay window to the front, radiator, fireplace with inset electric fire, light and power point, door into;

### KITCHEN/DINER



Being fitted with a selection of eye level, base and drawer units with work surface over incorporating stainless steel sink and drainer unit. Space and plumbing for appliances. UPVC double glazed sliding patio doors to the rear garden, double glazed window to the rear, radiator, understairs storage cupboard, laminate flooring, light and power points.

### LANDING

Light point, loft access, airing cupboard and doors to;

### BEDROOM ONE 15' x 9'8 (4.57m x 2.95m)



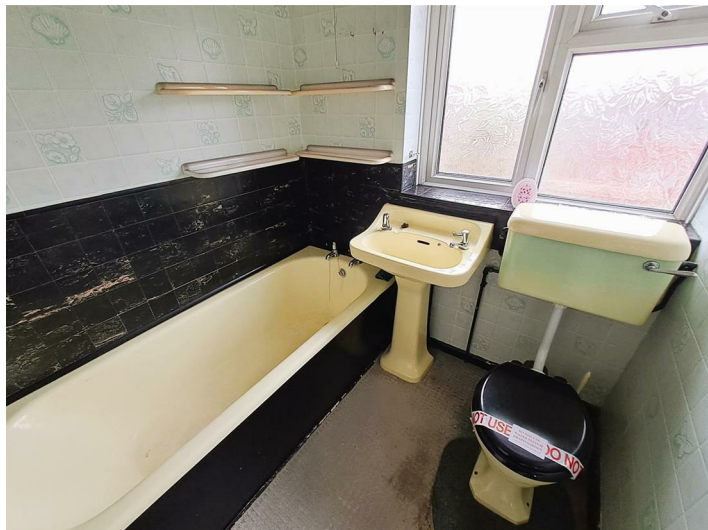
Two double glazed windows to the front, radiator, storage cupboard, light and power point.

### BEDROOM TWO 8'7 x 12'10 (2.62m x 3.91m)



Double glazed window to the rear, radiator, storage cupboard, light and power point.

**BATHROOM**  
**6' x 5'7 (1.83m x 1.70m)**



Fitted with a three piece suite comprising; panelled bath, low level flush W.C and pedestal wash hand basin. Opaque double glazed window to the rear, heated towel rail and ceiling light point.

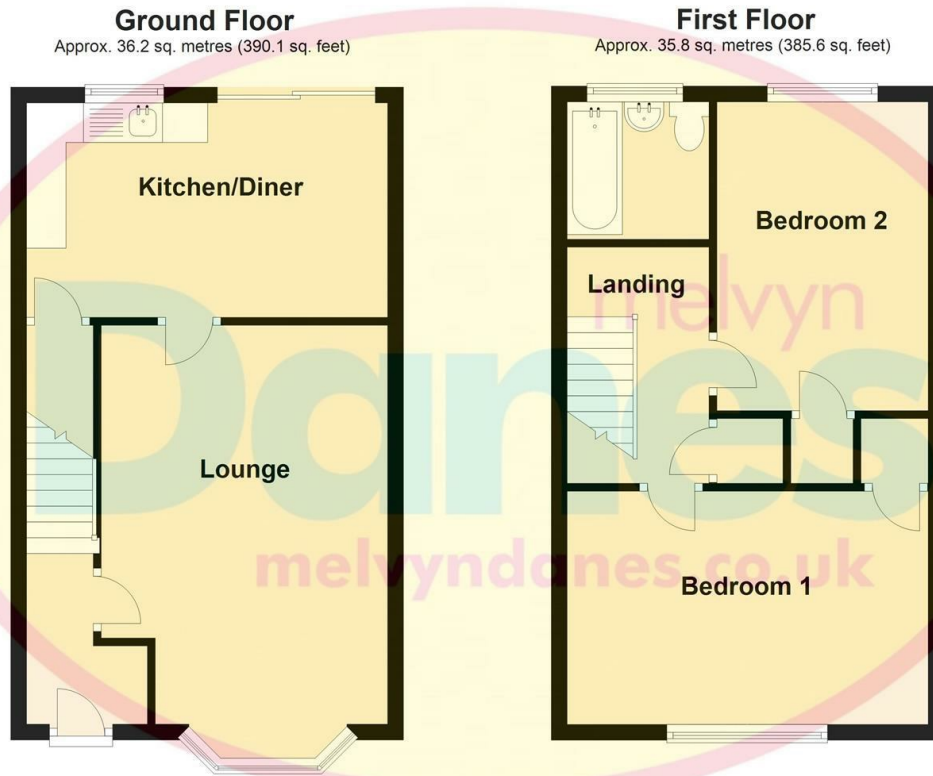
**REAR GARDEN**



Having paved patio area, path, laid to lawn area, fencing to perimeters and gated side access leading to the front.

## 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.



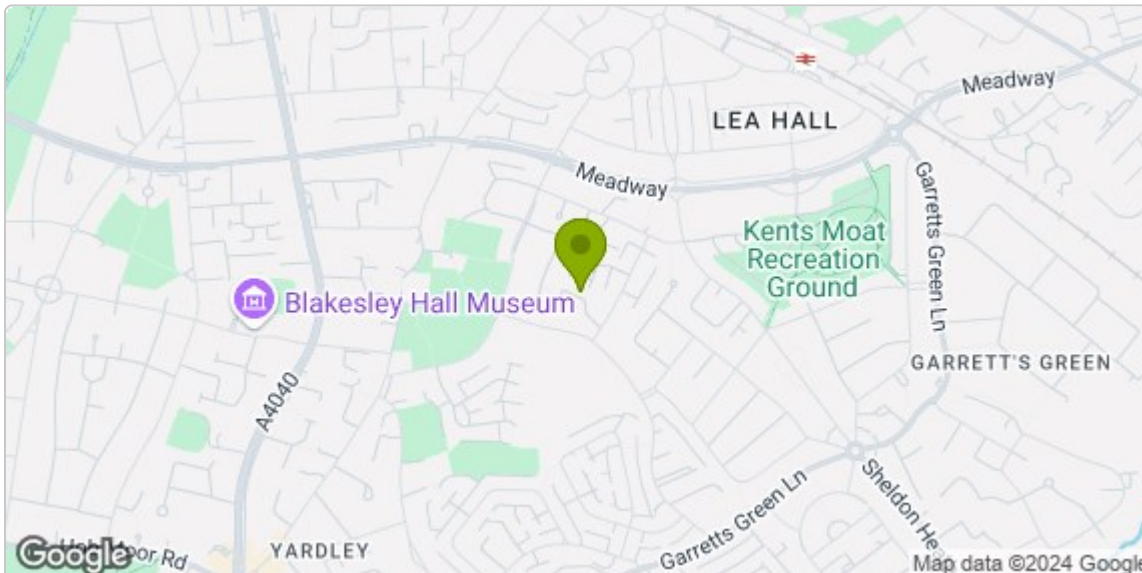
**TENURE:** We are advised that the property is LEASEHOLD with 84 years remaining on the current lease. A ground rent of £195.75 is due six monthly.

**COUNCIL TAX BAND:** B

**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:**  
35 Amanda Drive Yardley  
Birmingham B26 2DB

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	