



£135,000 Offers In Region Of  
Waterway Court, Birmingham, B14 4HW  
Apartment | 2 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Two Bedrooms
- 1st Floor Apartment
- Well Presented
- Recently Refurbished
- No Upward Chain
- Perfect for Investors and First Time Buyers
- Bathroom
- One Allocated Parking Space
- Leasehold Property
- Ideal Location



## Property Description

A well presented newly refurbished two bedroom first floor apartment, situated on the popular and sought-after Yardley Wood Road, at the border of Solihull Lodge. Offered for sale with NO UPWARD CHAIN.

## Main Particulars

A well presented newly refurbished two bedroomed first floor apartment, situated on the popular and sought-after Yardley Wood Road, at the border of Solihull Lodge, this property offers easy access to local amenities such as shops and schools. It also has excellent transport links to Shirley, Solihull, the M42, and the M5.

This property is an ideal purchase for first-time buyers and investors. It comes with no upward chain and is ready for immediate occupancy with a long lease. Viewing is highly recommended. Accommodation comprises a hallway, living room, breakfast kitchen, two bedrooms, bathroom, and allocated parking at the rear.

The property is well placed for local amenities and sits within the catchment area for several Solihull schools. It is also within easy access of the A435 which, in turn, provides links to the M5, M6, M40 and M42 motorways. The nearest railway station ("Yardley Wood") offers regular, direct trains to Shirley, Stratford-upon-Avon, Henley-in-Arden and Birmingham City Centre.

The block is set back from the road behind landscaped gardens and paved pathway that leads to the communal front door, with security intercom system and canopy storm porch above, which opens into:

Vestibule - With staircase rising to the second floor. This property is located on the first floor and its front door opens into:

Entrance Hall - 3.45m x 2.96m (11'3" x 9'8") - Telephone intercom system, storage cupboard, and linen cupboard housing the wall mounted electric storage heater. Door into:

Living Room - 4.40m x 3.38m (14'5" x 11'1") - UPVC double glazed window to the front, feature fireplace with inset 'coal effect' electric fire, and electric storage heater.

Breakfast Kitchen - 4.39m x 2.21m (14'4" x 7'3") - UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with laminate work surface over, inset single drainer sink unit with mixer tap over, built-in electric oven, inset 4-ring hob with extractor fan over, space for a fridge-freezer, space and plumbing for a washer/dryer, and tiling to splashback areas.

Bedroom One - 4.46m x 2.97m (14'7" x 9'8") - UPVC double glazed window to the front and electric storage heater.

Bedroom Two - 3.27m x 2.08m (10'8" x 6'9") - UPVC double glazed window to the rear and electric storage heater.

Bathroom - 1.84m x 1.71m (6'0" x 5'7") - Obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with chrome glazed screen, hot-and-cold taps and mains fed shower over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor fan, shaving point, and tiling to splashback areas.

Parking - There is one allocated parking space.

Additional Information - Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps. For more information visit:

Council Tax:

Birmingham City Council - Band B

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains drainage, electricity and water are connected to the property. The heating is via electric storage heaters.

Tenure:

The property is Leasehold with a term of 125 years from May 2004. We have been informed by the managing agent (Principle Estate Management) that the annual service charge is £2,100.78 (from July 2023 to July 2024). We also understand that there is no ground rent payable. Vacant possession will be given upon completion of the sale.



Telephone: 0121 249 6207

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