



Yew Tree Court, Bowlas Avenue,
Sutton Coldfield, B74 2TT

Offers in Excess of £170,000

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This first floor apartment is all about easy living - and is sold with the added benefit of NO UPWARD CHAIN!

The living and dining area is roomy and enjoys a high degree of privacy to the rear, and further provides access to the well fitted kitchen. Both bedrooms are a double and the bathroom completes the accommodation. Completing the accommodation is a large storage room. Externally, there is plenty of resident and visitor parking.

Bowlas Avenue is an excellent location for access to bus and train links offering direct routes into Birmingham and Lichfield City Centres. Local convenience shops are accessible on foot and nearby Mere Green offers a wealth of bars, restaurants and boutiques. This is also a great location for nearby Primary and Secondary schools.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

FIRST FLOOR APARTMENT
NO UPWARD CHAIN
2 DOUBLE BEDROOMS
GREAT FOR FIRST TIME BUY OR INVESTMENT
LONG LEASE

Hall

Living/Dining Room
7.16m (23'6") x 3.66m (12') max

Kitchen 3
.18m (10'5") x 2.34m (7'8")

Bedroom 1
3.74m (12'3") x 3.28m (10'9")

Bedroom 2
2.97m (9'9") x 2.00m (6'7")

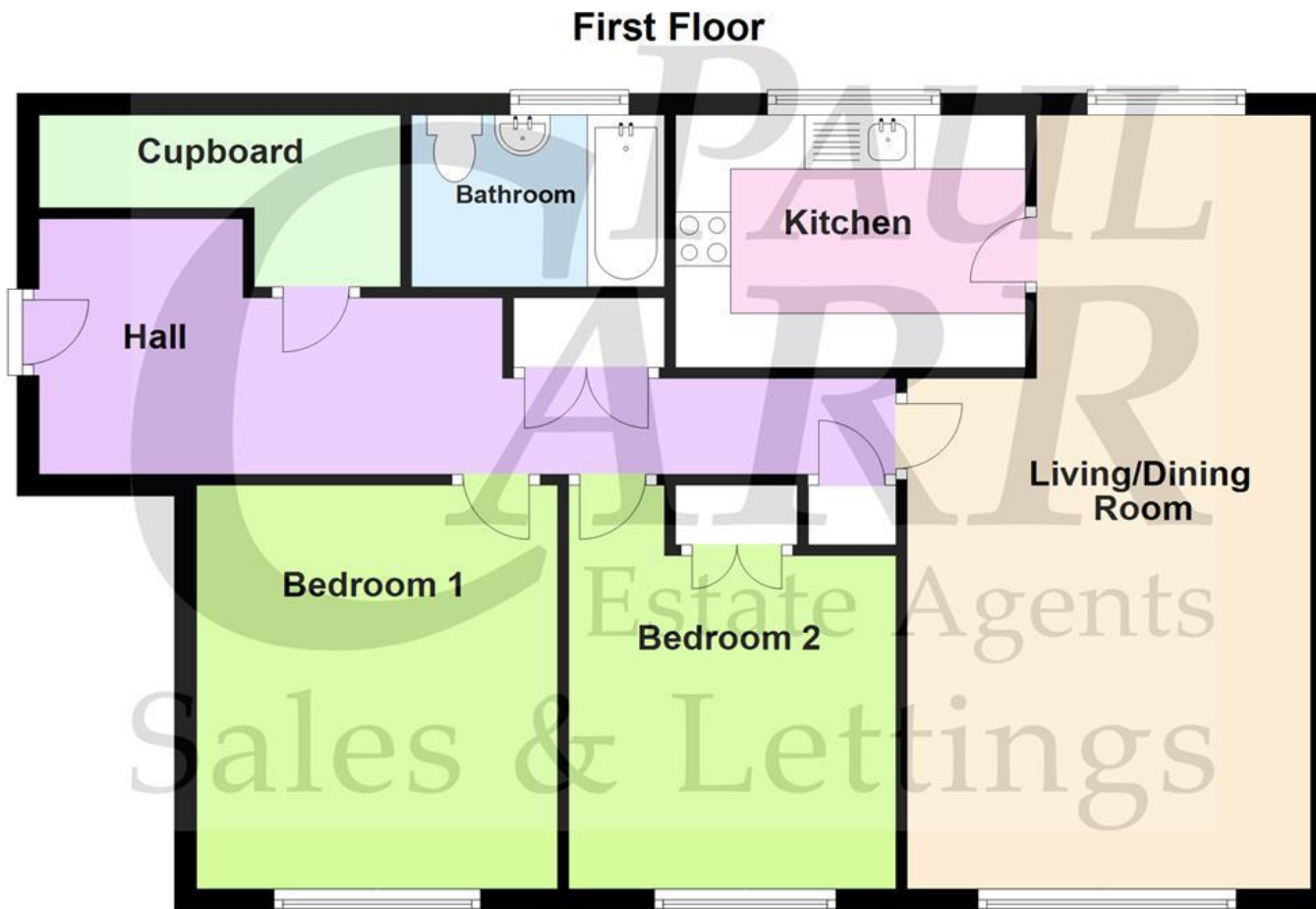
Bathroom

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: B
Tenure: Leasehold 89 years remaining
Ground Rent and Service Charge: £1356

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

