

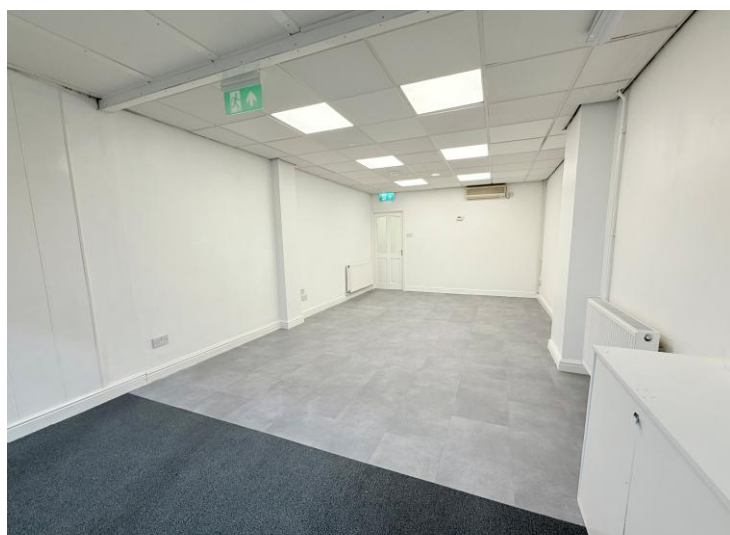


Coventry Road
Yardley, Birmingham

- A Commercial Unit with a One Bedroom Flat Above
- Spacious Shop/Office, Modern Fitted Kitchen & Shower Room
- One Bedroom Flat with Lounge, Kitchen & Shower Room
- Rear Yard/Garden and Two Parking Spaces

Guide Price £165,000

Current EPC Rating - 54
Flat Current Council Tax Band - A





Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply - An opportunity to purchase a commercial premises with a one bedroom flat above. The commercial unit comprises a spacious shop/office space, large modern kitchen and storage room and a shower room/W.C. The first floor apartment comprises a spacious lounge, modern fitted kitchen, double bedroom and modern shower room. The property further benefits from a rear yard/garden and two rear parking spaces



Rooms & Measurements

Commercial Shop/Office Room 7.7m x 3.81m (25'3" x 12'6")

Shop Kitchen Area 2.01m x 1.73m (6'7" x 5'8")

Storage Room 8.28m x 3.18m (27'2" (max) x 10'5" (max)

Shop Shower Room 2.18m x 0.79m (7'2" x 2'7")

Flat Lounge to Front 3.81m x 3.43m (12'6" x 11'3")

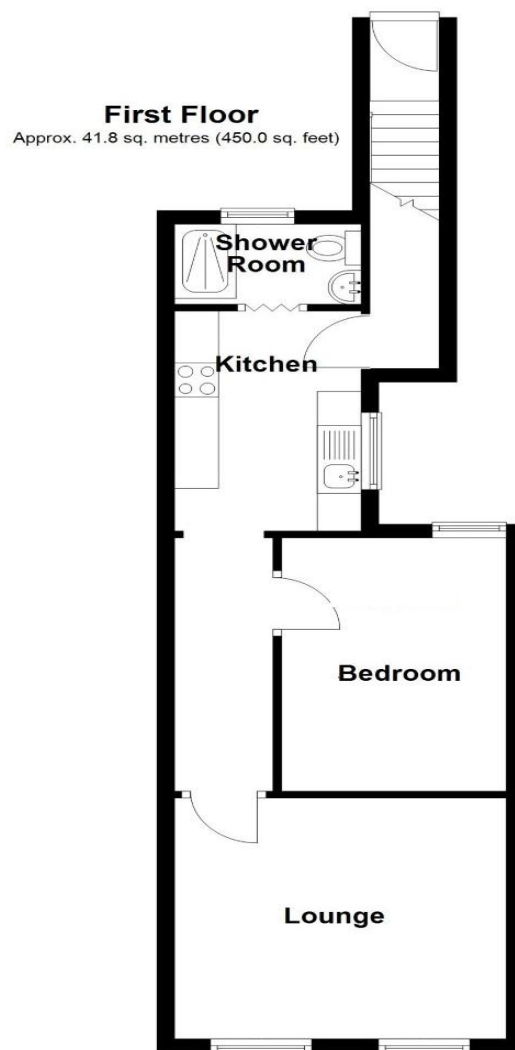
Flat Modern Kitchen to Side 3.2m x 2.06m (10'6" x 6'9")

Flat Bedroom to Rear 3.43m x 2.87m (11'3" x 9'5")

Flat Modern Shower Room to Rear 1.12m x 1.09m (3'8" x 3'7" (up to shower)

Tenure

We are advised by the vendor that the property is freehold but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band for flat – A



Total area: approx. 41.8 sq. metres (450.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.