

# DRAKES

ESTATE AGENTS



Lazy Hill, Kings Norton, B38 9PB

£120,000

- A Ground Floor Maisonette
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Modern Bathroom
- Rear Garden
- Extended Lease
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



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Kitchen/Lounge to rear - 6.27m x 4.11m (20'7" x 13'6")

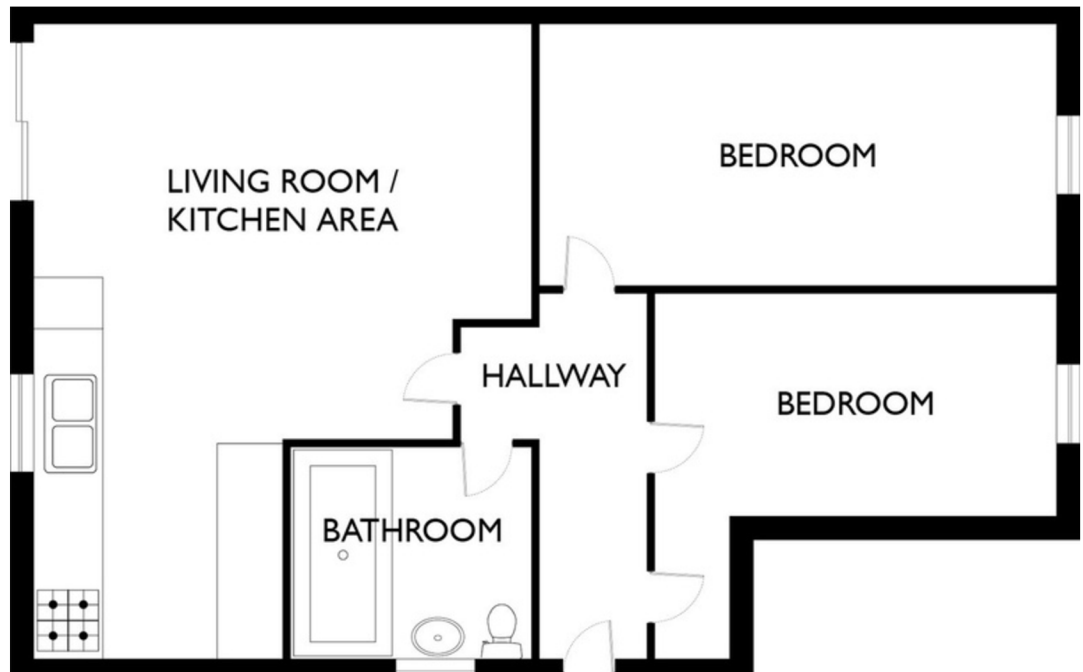
Bedroom One to front - 4.44m x 3m (14'7" x 9'10")

Bedroom Two to front - 3.4m x 2.11m (11'2" x 6'11")

Bathroom to side - 1.68m x 1.91m (5'6" x 6'3")

A ground floor maisonette with a rear garden and being offered with no upward chain and an extended lease with accommodation comprising in brief of reception hall, open plan kitchen/living room, two bedrooms and a modern bathroom.

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>	73	78
(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	



COUNCIL TAX BAND: A

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 120 years remaining on the lease with a ground rent payable of £75 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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