

# DRAKES

ESTATE AGENTS



Westley Heights, Warwick Road, Solihull, B92 7JX  
£170,000

- A First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Dining Kitchen
- Master Bedroom with En-Suite
- Bathroom
- Allocated Parking
- Gated Access
- Can be Sold with No Upward Chain or with a Sitting Tenant



SCAN TO VIEW  
VIRTUAL TOUR

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Open Plan Lounge/Dining Kitchen - 7.59m x 3.45m  
(24'11" x 11'4")

Bedroom One - 3.1m x 6.76m max 4.06m min (10'2" x 22'2" max 13'4 min)

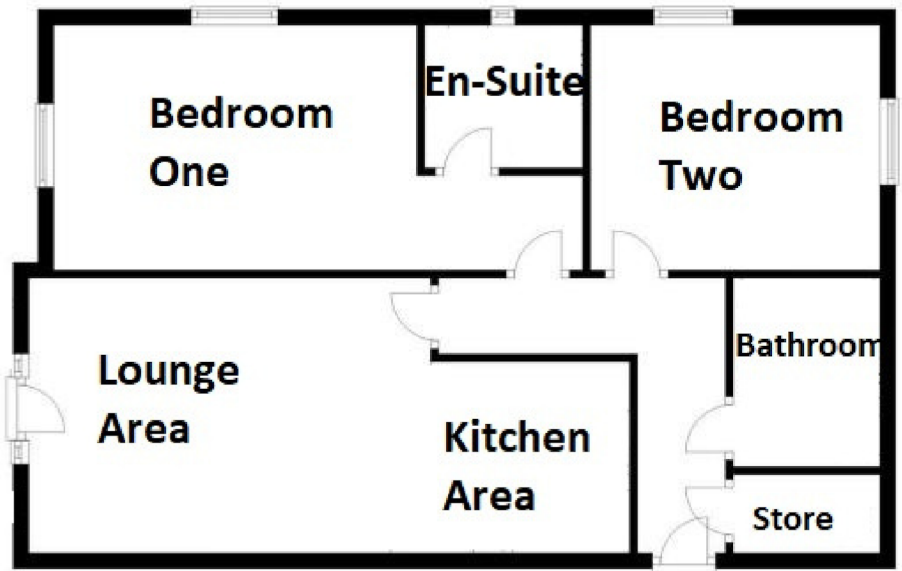
Ensuite - 1.78m x 1.98m (5'10" x 6'6")

Bedroom Two - 3.94m x 3.4m (12'11" x 11'2")

Bathroom - 1.63m x 2.34m (5'4" x 7'8")

A first-floor apartment which can be sold with no upward chain or with a sitting tenant and has accommodation comprising in brief of entrance hall, open plan living/dining kitchen, two double bedrooms, ensuite shower room, bathroom, one allocated parking space and communal grounds

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



COUNCIL TAX BAND: Band B  
EPC Rating: D  
Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 103 years remaining on the lease, a service charge payable of approximately £2082 per annum and a ground rent payable of approximately £175 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. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.