

# DRAKES

ESTATE AGENTS



Waddesdon House, Gorcott Lane, Dickens Heath, B90 1GH

£170,000

- A Modern Ground Floor Apartment
- One Double Bedroom
- Living/Dining Kitchen
- Modern Shower Room
- Communal Entrance
- Private Reception Hall
- Secure Underground Parking Space
- Patio Area
- Ideal for First Time Buyers or Investors



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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

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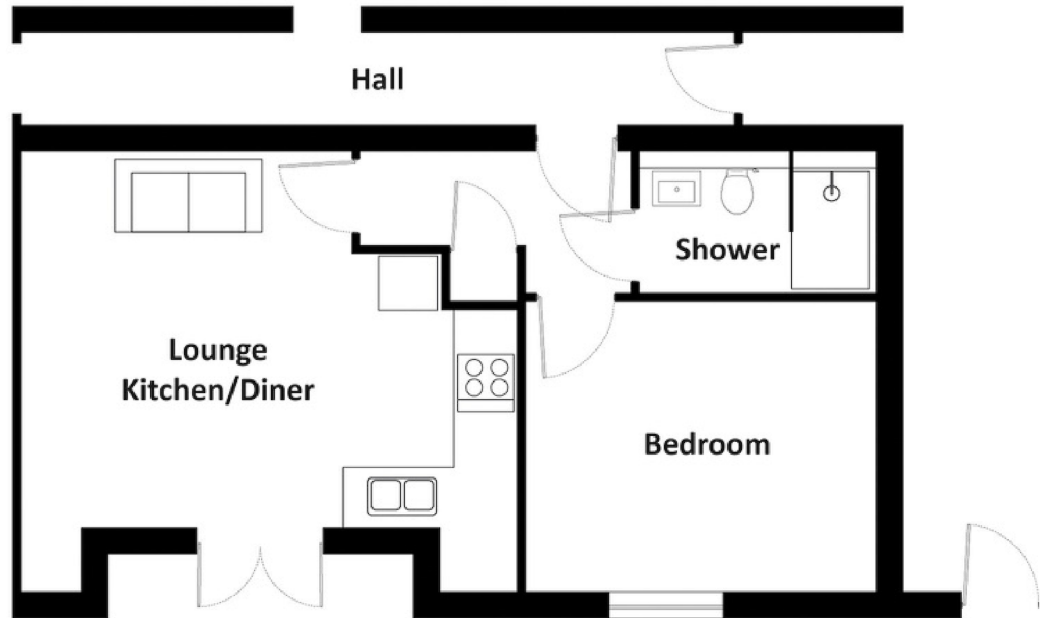
Living/Dining Kitchen to front - 4.98m x 4.11m (16'4" x 13'6")

Bedroom One to front - 2.97m x 2.82m (9'9" x 9'3") plus fitted wardrobes

Shower Room to side - 2.21m x 1.4m (7'3" x 4'7")

A modern ground-floor apartment with the added benefit of a patio and secure underground parking with accommodation comprising in brief of communal entrance, a private reception hall, living/dining kitchen one double bedroom and a modern shower room.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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: B

EPC Rating: B

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 994 years remaining on the lease, a service charge payable of approximately £1924.92 per annum and a ground rent payable of £150 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. 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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