



Croft Close, Yardley, Birmingham B25 8XJ  
£115,000

**archerbassett**  
LETTINGS AND SALES

**\*CHAIN FREE\*** A superbly presented one bedroom ground floor flat located close to local amenities, Birmingham Airport and with excellent transport links. Briefly comprising of hallway, spacious lounge with French Doors leading to communal gardens, modern fitted kitchen with a range of wall and base units to include an integrated electric oven, hob and extractor, good sized double bedroom, and modern shower room with double width cubicle, W/C and hand wash basin. The property also benefits from double glazing, central heating, communal gardens, parking and garage.

### Kitchen

**6'5" x 12'4" (1.98m x 3.76m)**

Double glazed window to front, modern fitted kitchen with range of wall and base units to include extractor and integrated electric hob, oven and breakfast bar.

### Lounge

**13'9" x 12'4" (4.20m x 3.76m)**

Double glazed window and French Door leading to communal gardens, spacious double room with laminate flooring and feature fireplace.

### Bathroom

**5'9" x 5'10" (1.76m x 1.79m)**

Double glazed window to rear with privacy glass, tiled bathroom with double width shower cubicle, W/C and hand wash basin

### Bedroom

**10'6" x 13'5" (3.22m x 4.11)**

Double glazed window to rear, large double room with laminate flooring

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### Tenure - Leasehold

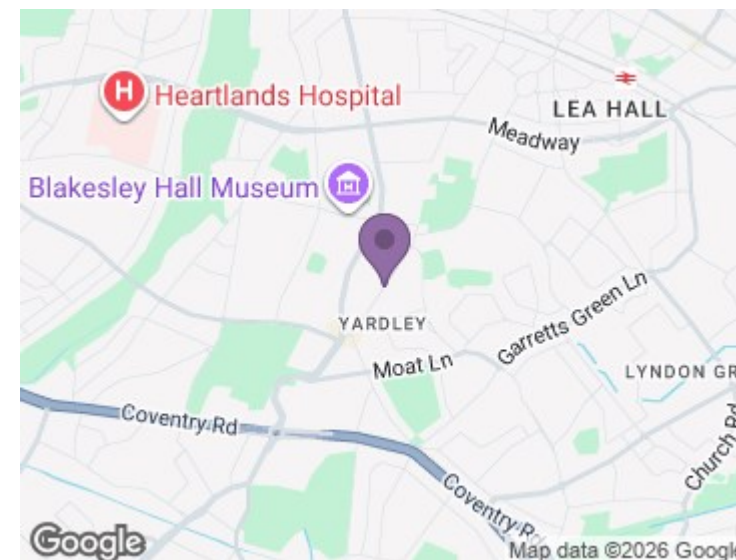
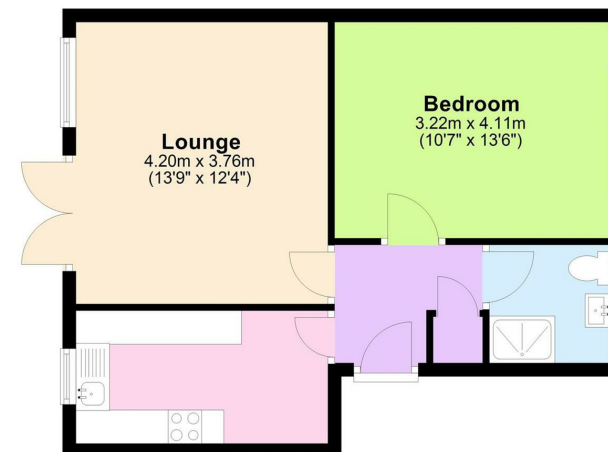
The agent has been informed that the property is offered leasehold however any interested party should obtain

confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

### Agent Notes

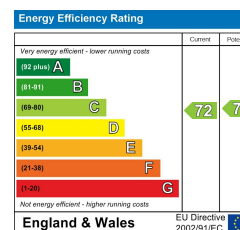
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

**Floor Plan**



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