



Croft Close, Birmingham, B25 8XJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Sheldon Bosley Knight are delighted to bring to market, this fabulous top floor, purpose built apartment, which makes for an ideal investment opportunity or first time buy. This bright and spacious, two double bedroom, one bathroom apartment is offered for sale with no upward chain. Located in a quiet cul-de-sac location, and within easy reach of the local shops and amenities in Yardley, South Birmingham.

The apartment is neutrally decorated throughout, consisting of an entrance hallway, an impressive sized reception room with dual access views, including a large window to front and side, allowing plenty of natural light to flood the room. A separate kitchen with electric oven, part tiled walls and plenty of space for free standing white goods. The two double bedrooms are practical in size, with the main bedroom benefiting from a built in wardrobe, further second double bedroom and a fresh white bathroom suite.

Externally the property is positioned at the far end of this quiet road, with a single garage en bloc.

With a potential rental figure of £950 per calendar month, this would offer a 8.1% rental yield.

Long lease remaining of 149 years.
Service charges approx £2000 per annum
Ground Rent £10 per annum



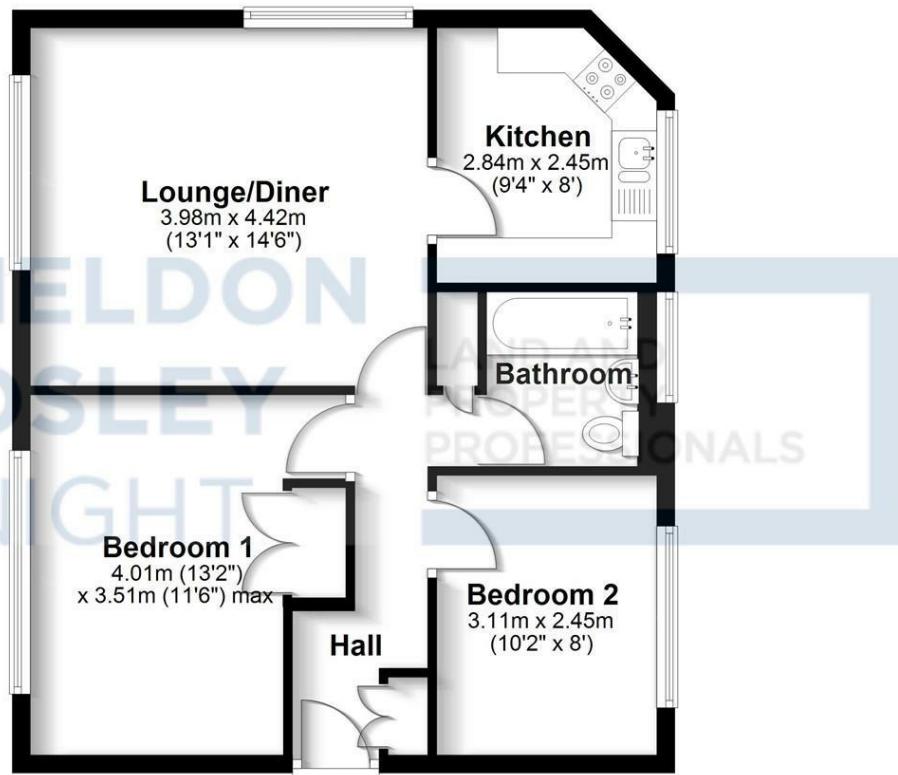


Key Features

- Top floor apartment
- Two double bedrooms
- No chain
- Potential 8.1% rental yield
- Quiet cul-de-sac location
- Close to Yardley village amenities
- Garage
- Long Lease remaining 149 years

Second Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Price Guide
£135,000

EPC Rating - D

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Birmingham City Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee