



melvyn
Danes
ESTATE AGENTS

Barrows Lane
Yardley
£105,000

Description

A well presented, ground floor flat for the over 65s. in a most convenient location. Ideal for those looking to downsize and located near to a good range of shops, facilities and transport links.

Comprising entrance hall, lounge, kitchen, two bedrooms and shower room.. Further benefiting from central heating, double glazing, and communal gardens.



Front

The flat is located to the rear of the complex with access to the communal gardens and a path leading to a UPVC opaque double glazed door to:-

Entrance Hall

Radiator, airing cupboard housing the boiler, ceiling light point and doors to:-

Lounge

9'10 x 13' (3.00m x 3.96m)



UPVC double glazed door to the communal gardens, double glazed window to the rear, radiator, electric fireplace, door to the storage cupboard, power and light points

Kitchen

6'1 x 7'10 (1.85m x 2.39m)



Fitted with eye level drawer and base units with a work surface over incorporating a stainless steel sink/drainage with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the front, power and light points

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Ground Floor
Approx. 41.1 sq. metres (442.8 sq. feet)

The ground floor plan shows a rectangular layout. On the left is a large Lounge. To its right is the Kitchen, which has a small square area, possibly a breakfast room or utility. Further right are two bedrooms, labeled Bedroom 1 and Bedroom 2. Between the bedrooms is a bathroom containing a bathtub, toilet, and sink. The plan includes numerous windows and doors, with some doors leading to external areas. A large, semi-transparent watermark for 'melvyns.co.uk' is overlaid on the entire plan.

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The ground floor plan shows a rectangular layout. On the left is a large Lounge with a fireplace on the left wall and a door leading to the Kitchen. The Kitchen is at the top left, featuring a sink, stove, and a small breakfast bar. To the right of the Kitchen is a Bathroom containing a bathtub, toilet, and sink. Further right are two bedrooms: Bedroom 1 at the bottom right and Bedroom 2 at the top right. Both bedrooms have doors leading to a central hallway. The plan also shows several windows and external doors, including a main entrance at the bottom left.

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