



**Wyegate Close  
Birmingham  
West Midlands  
B36 0TQ**

**Offers in Excess of £189,000**

**bettermove**

# Wyegate Close Birmingham

Bettermove are proud to present this 2 bedroom semi-detached bungalow in the sought after residential area of Birmingham available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 101 years remaining on the lease; there is no ground rent and no service charge.

The interior of this beautifully presented property briefly comprises a spacious living room, two double bedrooms, the family bathroom and the fitted kitchen. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a popular residential area in Water Orton within a cul-de-sac location, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, Marston Green and Lee Hall Train Stations and many local bus routes providing easy access into Birmingham city centre.

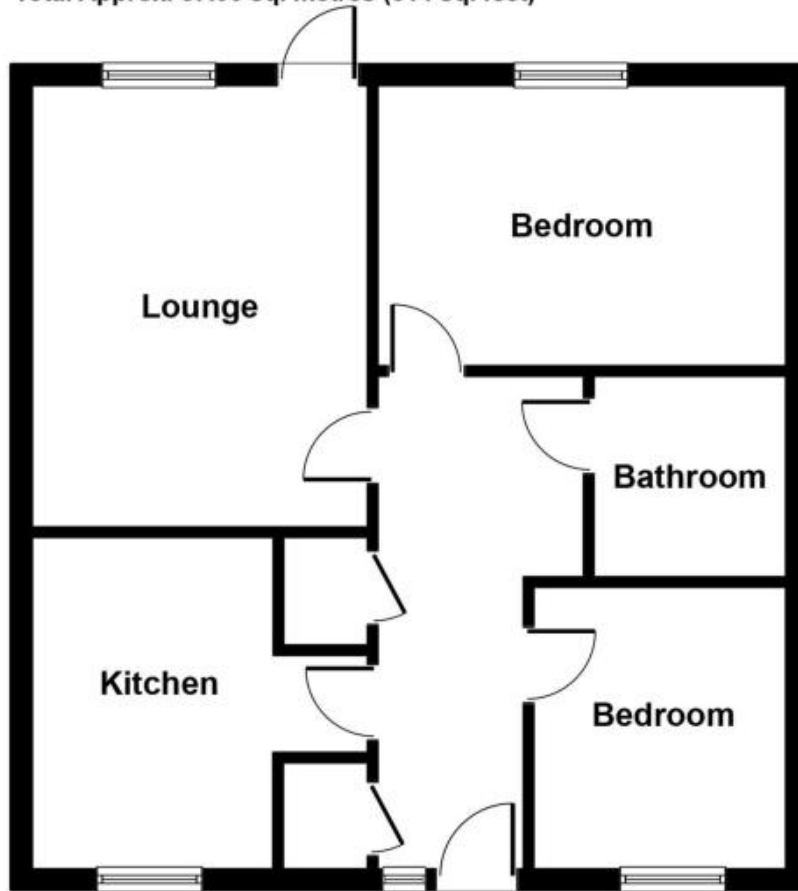
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



**18 Wyegate Close**  
Total Approx. 57.00 sq. metres (614 sq. feet)





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