



7 Hawksworth Crescent, Birmingham, B37 6UJ

Asking price £60,000

**** 50% SHARED OWNERSHIP**** Well presented coach house briefly comprising entrance hallway, lounge diner, dressing space/office, kitchen, bedroom, bathroom and garage. The property also benefits from double glazing & central heating (both where specified)

Approach

Via. private front entrance.



Hallway

Door to front, stairs leading to first floor accommodation.

Landing

Double glazed window, radiator and ceiling light point.

Office/Dressing Space

5'9 x 2'8 (1.75m x 0.81m)

Double glazed window, radiator and ceiling light point.

Lounge/Dining Room

17'1 x 14'11 (5.21m x 4.55m)

3 Double glazed windows with fitted blinds, two storage cupboards, two radiators and ceiling light point.



Kitchen

9'3 x 5'10 (2.82m x 1.78m)

Double glazed window with fitted blinds, wall base and drawer units, 1 1/4 stainless steel sink with drainer and mixer tap, built in oven and 4 ring gas hob, wall mounted central heating boiler, plumbing for washing machine and ceiling light point.



Bedroom One

10'8 x 10'7 (3.25m x 3.23m)

Double glazed window with fitted blinds, radiator, loft access and ceiling light point.



Bathroom

Double glazed obscured window, panel bath with shower over, pedestal and wash basin, low level w/c, radiator and ceiling light point.



Garage

17'10 x 8'2 (5.44m x 2.49m)

Up and over door, power points, extra storage space and ceiling light point.

Further information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band A

EPC Rating: C

Lease: Approx 167 years and 10 months remaining.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.