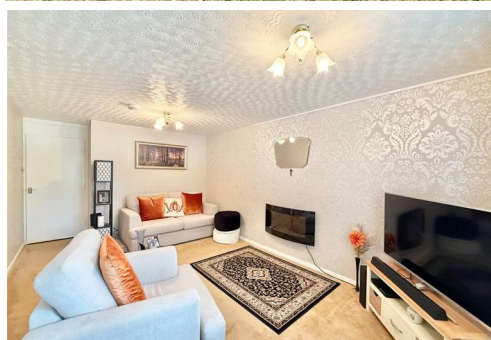




Flat 4, Spring House, 712 Chester Road, Birmingham, B36 0LJ

Offers in excess of £127,000

Well presented first floor flat. In brief the property comprises entrance hallway, lounge, kitchen diner, two double bedrooms and shower room. The property also benefits from double glazing and central heating (both where specified)

Approach

Via a communal entrance hallway.



Hallway

Door to front, two storage cupboards and ceiling light point.

Lounge

10'10 x 13'3 into door recess (3.30m x 4.04m into door recess)

Double glazed window to side, electric fire, radiator and two ceiling light points.



Kitchen/Diner

9'6 x 19'3 into door recess (2.90m x 5.87m into door recess)

Double glazed window to side, wall base and drawer units, sink with drainer and mixer tap, integrated gas hob with extractor over, integrated electric oven, space for white goods, wall mounted boiler, two storage cupboards, radiator and two ceiling light points.



Bedroom One

9'2 x 14'9 into door recess (2.79m x 4.50m into door recess)

Double glazed window to side, storage cupboard, radiator and ceiling light point.



Bedroom Two

8'8 x 14'8 into door recess (2.64m x 4.47m into door recess)

Double glazed window to side, two storage cupboards, radiator and ceiling light point.



Shower Room

Walk in shower, wash hand basin with vanity unit, low level w/c, extractor fan, heated towel rail 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 - B

EPC Rating - B

Service Charge approx: £2328 per annum

Ground Rent approx: £10 per annum

Lease Years Remaining Approx 83 years



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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.