



55 Orton Close, Birmingham, B46 1SX

£95,000

This second floor apartment must be seen!! The property is in a fantastic location being close to all local amenities and within walking distance to Water Orton train station & bus links to Birmingham City Centre. The property is a great investment or starter home for someone looking to get on the property ladder. Comprising lounge, kitchen, two bedrooms and bathroom. The property also benefits from NO CHAIN.

Approach

Via a secure communal entrance. Communal gardens to the front.



Entrance Hall Area

Door to fore, ceiling light point, store cupboard with ceiling light point.

Lounge

14'09 x 11'11 (4.50m x 3.63m)

Double glazed window to front, electric storage heater, two ceiling points.



Kitchen

11'02 x 6'05 (3.40m x 1.96m)

Having a range of wall, base and drawer units, electric cooker point, stainless steel sink, drainer and mixer tap and plumbing for washing machine. Two double glazed windows to rear, ceiling strip light.



Bedroom One

11'03 x 9'11 (3.43m x 3.02m)

Double glazed window to front, electric storage heater, ceiling light point.



Bedroom Two

9'08 x 6'10 (2.95m x 2.08m)

Double glazed window to rear, electric storage heater, ceiling light point.



Bathroom

Double glazed obscure window to rear, panelled bath with electric shower over, low level w/c, wash hand basin, ceiling light point.



Communal Gardens

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.

Approx £3850 per annum Service charge

Approx £100 per annum

Approx 96 years remaining on the lease

Council Tax Band: B

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	73
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 firms employment has the authority to make or give any representation or warranty in respect of the property.