



584 Warwick Court Chester Road, Birmingham, B36 0LH

£135,000

This first floor flat situated in a popular residential location briefly comprises hallway, lounge, kitchen, three bedrooms and shower room. There is double glazing and central heating both where specified. The property also benefits from a parking area and communal gardens. This property should be viewed to appreciate the size of property on offer.

Approach

Via a secure entry system.



Hallway

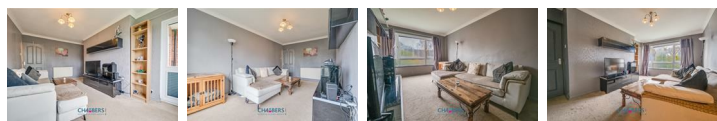
Storage cupboard and ceiling light point.



Lounge

17'2 x 10'7 max into recess (5.23m x 3.23m max into recess)

Double glazed window, double glazed door leading to balcony, radiator and ceiling light point.



Kitchen

6'9 x 9'9 (2.06m x 2.97m)

Having wall, base and drawer units, sink with drainer, gas hob, cooker and cooker hood over, wall mounted central heating boiler, double glazed window, space for white goods, radiator and ceiling light point.



Inner Hallway

Ceiling light point.

Bedroom One

13'2 x 10'3 (4.01m x 3.12m)

Double glazed window, radiator and ceiling light point.



Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

Double glazed window, radiator and ceiling light point.



Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)

Double glazed window, radiator and ceiling light point.

Shower Room

Double glazed window, shower enclosure,



Balcony



Communal Gardens

Having communal gardens

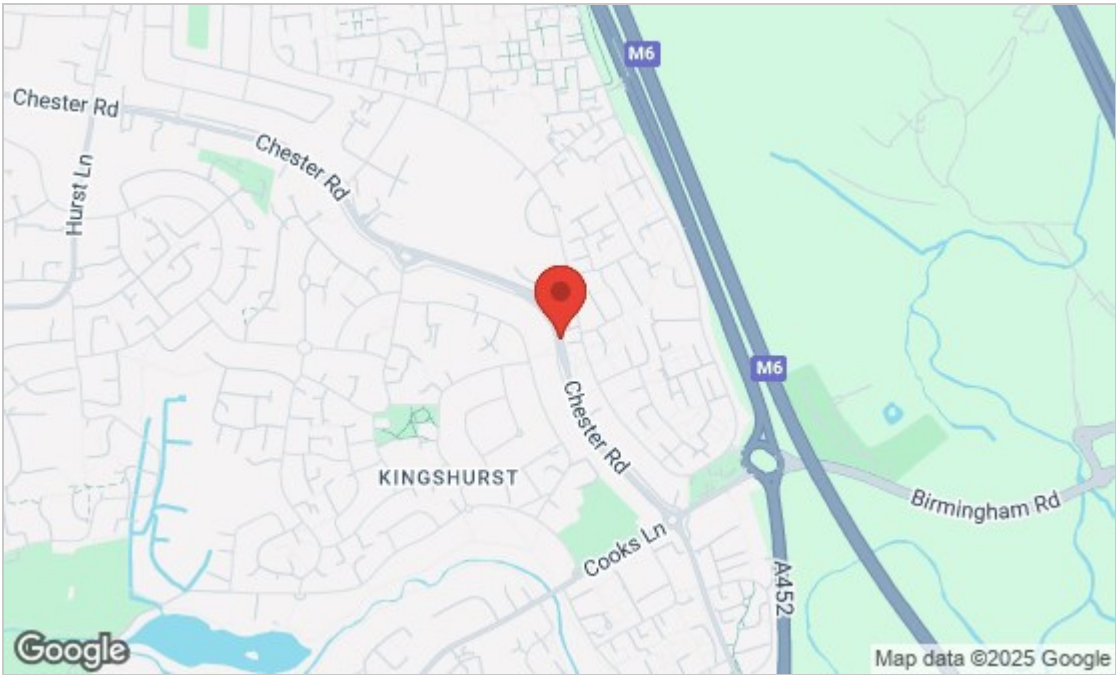
Further Information

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.

Council Tax Band - A
EPC Rating - C

Service charge approx £1920 Per annum



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		
	70	80
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.