



7 Quorn Grove, Birmingham, B24 9SZ

£200,000

This end terrace home in the popular location of Erdington briefly comprises lounge, kitchen, conservatory, two bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front. Please call now to view !

Approach

Via a block paved driveway, pathway leading to the rear.



Lounge

11'5 x 15'7 max into recess (3.48m x 4.75m max into recess)

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



Kitchen

12'8 x 7'9 (3.86m x 2.36m)

Two double glazed window to conservatory, door to conservatory, a range of wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, cupboard concealing the wall mounted central heating boiler, space for white goods, stairs to first floor accommodation.



Conservatory

15'7 x 9'5 (4.75m x 2.87m)

Double glazed windows to rear and side, double glazed French doors to rear garden, radiator and ceiling light point.



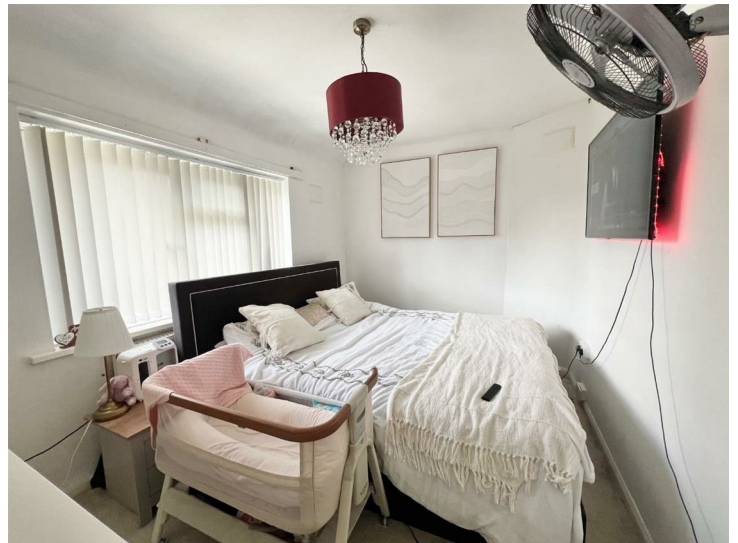
Landing

Double glazed window to side and ceiling light point

Bedroom One

12'10 x 8'8 (3.91m x 2.64m)

Double glazed window to front, radiator and ceiling light point..



Bedroom Two

10'11 x 8'0 (3.33m x 2.44m)

Double glazed window to rear, radiator and ceiling light point.

Bathroom

Double glazed window to rear and side, corner bath, pedestal wash hand basin, low level w/c, shower cubicle and ceiling light point.



Rear Garden

Patio area, mainly laid to lawn and enclosed to neighboring boundaries.



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



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		
	71	78
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

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