



35 Fastmoor Oval, Birmingham, B33 0NR

£255,000

Well presented terrace property in the popular location of Tile Cross. In brief the property comprises entrance hallway, lounge, kitchen, conservatory, three bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Block paved driveway providing off road parking.



Porch

Double glazed door and window to front.

Hallway

Door to front, stairs to first floor accommodation, storage cupboard and ceiling light point.

Lounge

17'7 x 15'8 (5.36m x 4.78m)

Double glazed French Doors to rear, two radiators and two ceiling light points.



Kitchen

7'2 x 15'5 (2.18m x 4.70m)

Double glazed window to front, wall base and drawer units, stainless steel 1 1/2 sink with mixer tap and drainer, space for utilities and white goods, radiator and spot lights to ceiling.



Conservatory

15'5 x 7'3 (4.70m x 2.21m)

Double glazed French doors to rear, double glazed windows to rear, radiator and wall light point.



Landing

Loft access, cupboard house wall mounted central heating boiler and ceiling light point.

Bedroom One

13'3 x 10'1 (4.04m x 3.07m)

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



Bedroom Two

8'6 x 12'2 (2.59m x 3.71m)

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



Bedroom Three

9'11 x 7'1 (3.02m x 2.16m)

Double glazed window to rear, radiator 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 - C
EPC Rating - C



Bathroom

Double glazed obscured window to front, panel bath with shower over, low level w/c, pedestal hand wash basin, heated towel rail and ceiling light point

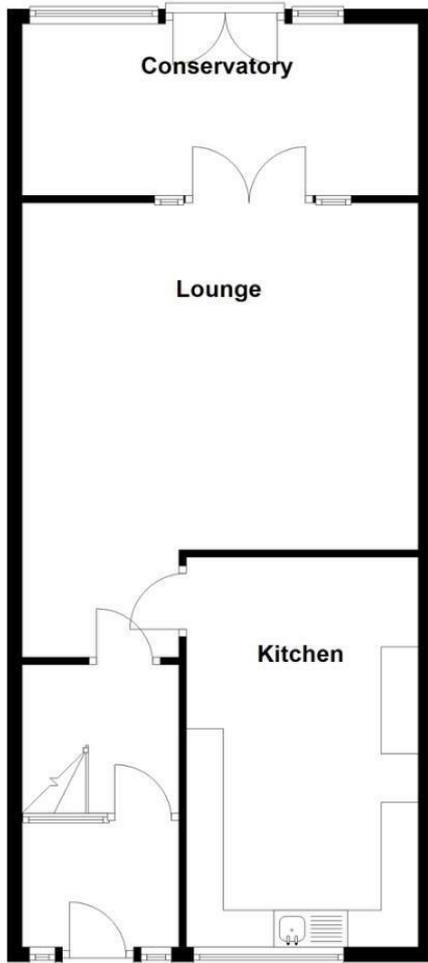


Rear Garden

Decked patio area, mainly laid to lawn, gate to rear and enclosed to neighbouring boundaries.

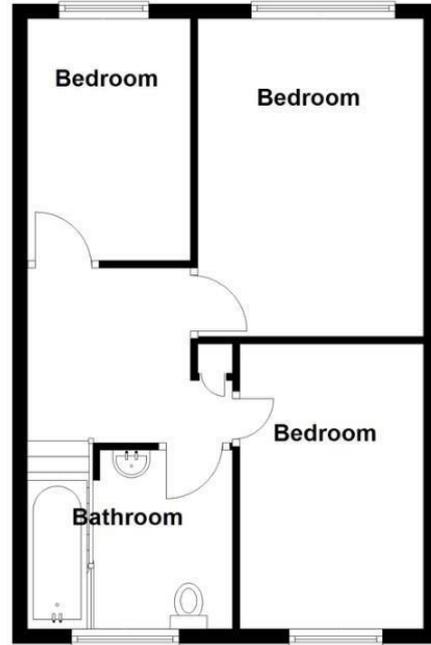
Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)

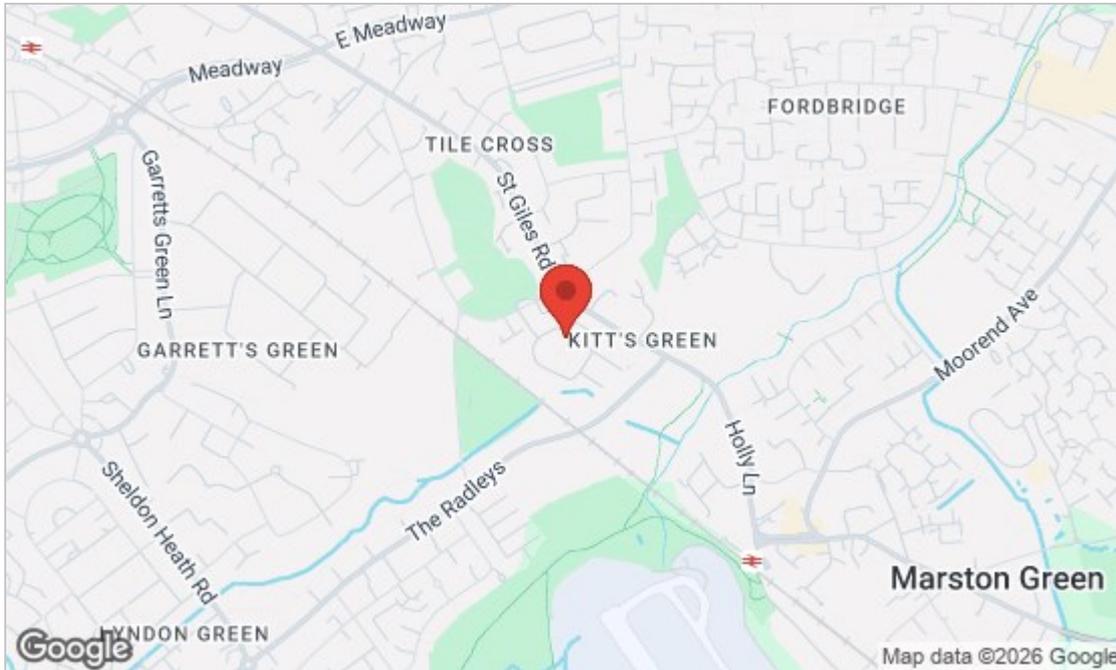


First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 111.8 sq. metres (1202.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

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