



71 Woodlands Way, Birmingham, B37 6RN

£110,000

This first floor flat briefly comprises lounge, kitchen, two double bedrooms and bathroom. There is double glazing and central heating both where specified. The property also benefits from an enclosed rear garden. This is an ideal first time buyer/investment property.

Approach

Via secure door into a communal hallway leading to front door.



Hallway

UPVC door to front, storage cupboard, airing cupboard housing central heating combi boiler, radiator and ceiling light point.



Lounge

16'5 x 11'3 (5.00m x 3.43m)

Two double glazed windows to front, radiator and two ceiling light point.



Kitchen/Diner

11'2 x 7'11 (3.40m x 2.41m)

Double glazed window to rear, wall base and drawer units, stainless steel sink with drainer and miser tap, integrated electric oven, integrated gas hob with extractor over, space for white goods, radiator and ceiling light point.



Bedroom One

14'4 x 8'3 (4.37m x 2.51m)

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



Bedroom Two

12'2 x 11'4 (3.71m x 3.45m)

Two double glazed windows to front, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, panel bath with shower over, low level w/c, pedestal hand wash basin, radiator and ceiling light point.



Rear Garden

Paved patio area, mainly laid to lawn, gated rear access and enclosed to neighbouring 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.

We believe this property to be of non standard construction.

Combined ground rent and service charge approx £552.00 per annum

Approx 102 years remaining

Council Tax Band - A

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		63	67
(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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