



## 1 Peace Walk, Birmingham, B37 7QH

**£120,000**

This ground floor flat briefly comprises hallway, lounge, kitchen, two double bedrooms, bathroom and separate w/c. There is double glazing and central heating both where specified. This property is an ideal property for a first time buyer or investor. Call now to view !



## Approach

Via pathway leading to secure communal entrance.



## Hallway

Door to front, cupboard housing meters, further storage cupboard, radiator and ceiling light point.

## Lounge

18'8 x 9'9 (5.69m x 2.97m)

Double glazed window to side, double glazed window to front, radiator and two ceiling light points.



## Kitchen

6'8 min plus recess x 9'7 max (2.03m min plus recess x 2.92m max)

Double glazed window to front, wall, base and drawer units, stainless steel sink with drainer and mixer tap, space for white goods and cooker, extractor fan and ceiling light point.



## Bedroom One

14'9 x 9'3 (4.50m x 2.82m)

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



## Bedroom Two

9'1 x 12 (2.77m x 3.66m)

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



## Bathroom

Double glazed obscured window, panel bath with shower over, pedestal hand wash basin, radiator and ceiling light point.



### **Separate W/C**

Double glazed window to rear, low level W/C, radiator and ceiling light point.

### **Outside Brick Built Store**

### **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	74

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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