



Westland Close,
Birmingham, West Midlands, B23 6LN
£105,000





NEWTON FALLOWELL are pleased to offer this immaculate one bedroom property in a popular location of Erdington, within walking distance to local transport links and local amenities. The property is located on the first floor and comprises of a good size lounge, modern fitted kitchen, one double bedroom and bathroom. The property also boasts plenty of storage space and an external garage. Lease details are as follows; Extended lease 148 years remaining (1st January 2012 to 31st December 2171) Approx. £300 a quarter for service charge and ground rent.

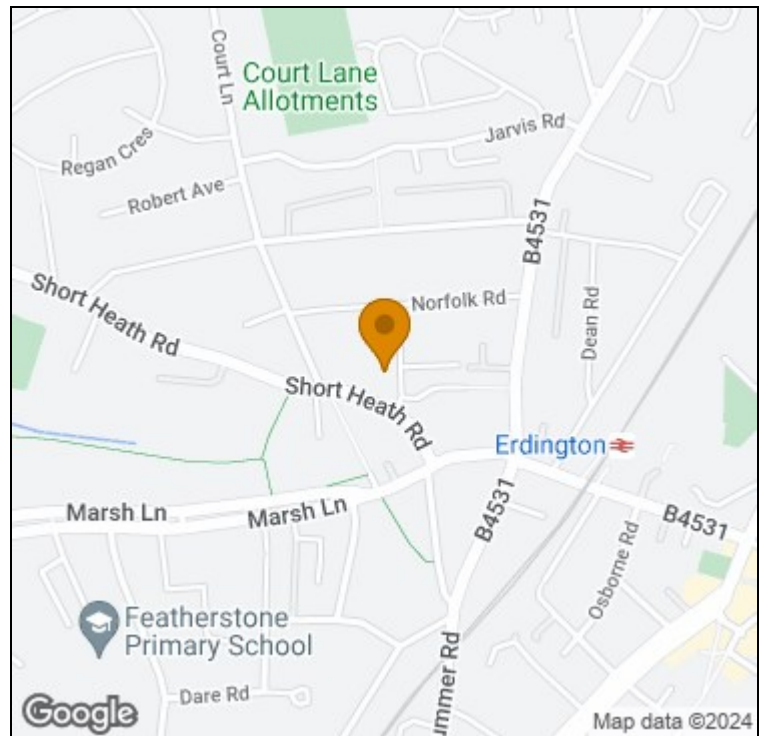
Contact Newton Fallowell today to arrange a viewing on 0121 270 9744!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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		
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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