



**Westland Close,**  
Birmingham, West Midlands, B23 6LN  
By Auction £70,000



For sale by Modern Method of Auction: Starting Bid Price £70,000 plus Reservation Fee.

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!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



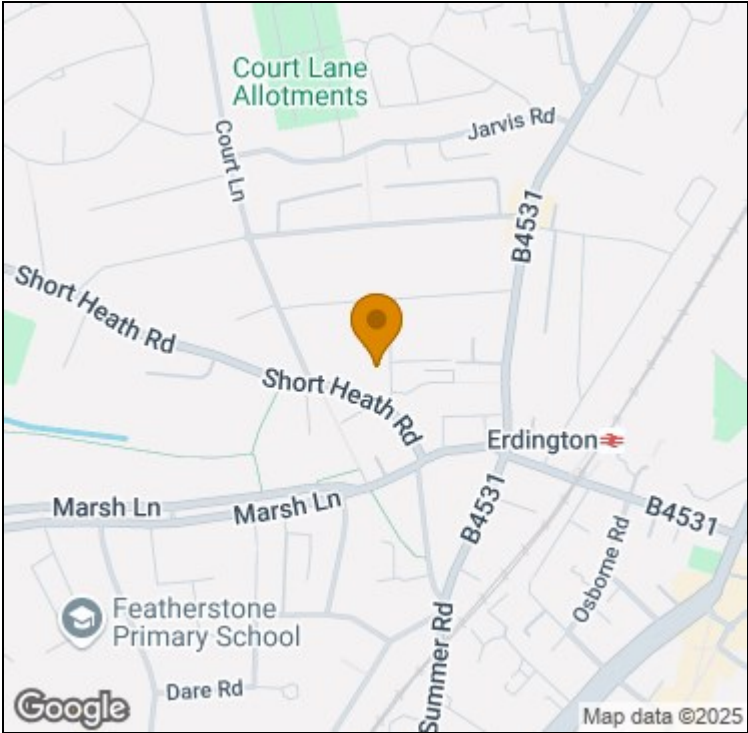






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <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		
England & Wales	EU Directive 2002/91/EC	



t: 01212709744 e: [erdington@goodchilds-uk.com](mailto:erdington@goodchilds-uk.com)  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)