

### Floor Plan



### **Area Map**



#### Accommodation

- Immaculately Presented
- Driveway Parking
- Two Bathrooms
- Three Bedrooms
- Large Private Rear Garden
- Two Reception Rooms
- Modern Kitchen
- Freehold
- Park Views
- Fantastic Location

# Viewing

Please contact our Selly Oak Office on 01212464010 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(55-68)	000	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs	_	







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