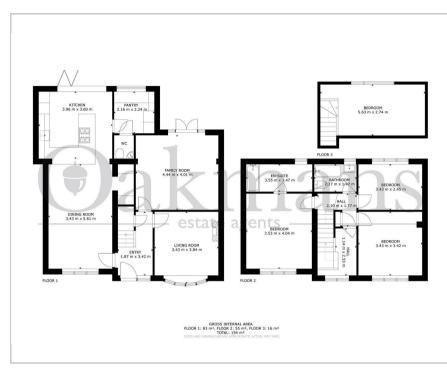
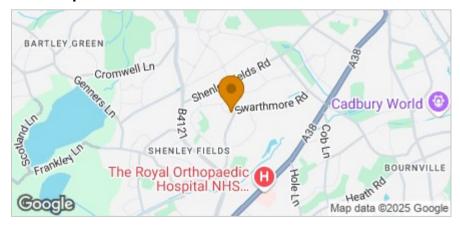


### Floor Plan



### Area Map



#### Accommodation

- Immaculately Presented Throughout
- Loft Conversion
- Rear Extension
- Two Recpetion Rooms
- Utility
- Bar
- Ground Floor W/C
- Garden Room
- Must Be Viewed
- Modern Kitchen With Bi Fold Doors

# 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		83
(69-80) C	74	
(55-68)		
(39-54)		
(21-38)		
(1-20)	3	
Not energy efficient - higher running costs		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.