

#### Floor Plan



### **Area Map**



#### Accommodation

- Council Tax Band A
- Rear Extension
- Two Double Bedrooms
- Driveway To Front (Requires Dropped Kerb)
- Freehold
- Great Location
- Large Garden

# 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	67	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs	_l	







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