



45 Orton Close, Birmingham, B46 1SX

£125,000

**** FIRST YEARS SERVICE CHARGE PAID ! **** Two bedroom first floor flat in the popular village of Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms, shower room and communal gardens. The property also benefits from double glazing (where specified) and NO CHAIN.

Approach

Via a gravelled pathway and communal gardens.



Entrance Hallway

Storage cupboard and ceiling light point.

Lounge

14'08" x 11'07" (4.47m x 3.53m)

Double glazed window to fore and two ceiling light points.



Kitchen

11'01" x 5'10" (3.38m x 1.78m)

Having a range of matching wall, base and drawer units, space for white goods, integrated cooker, hob and extractor, ceiling light point and two double glazed windows to rear.



Inner Hallway

Doors giving access to bedrooms and shower room.

Bedroom One

11'02" x 9'11" (3.40m x 3.02m)

Double glazed window to side and ceiling light point.



Bedroom Two

7'05" plus door recess x 5'10" (2.26m plus door recess x 1.78m)

Double glazed window to side, storage cupboard and storage heater.



Shower Room

Obscure double glazed window, shower cubicle with shower over, low level wc, wash hand basin and ceiling light point.



Communal Gardens

Laid to lawn

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Service charge combined approx £2600 per annum
Approx 109 Years remaining on the Lease.
Ground Rent £100 per annum

Council Tax Band: B
EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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