



## 44 Vesey Close, Birmingham, B46 1RB

**£175,000**

**\*\* EXTENDED LEASE\*\*** This ground floor maisonette situated in the village of Water Orton briefly comprises hallway, lounge, two bedrooms, kitchen and bathroom. There is a rear garden and garage in a separate block. The property benefits from double glazing and central heating both where specified. Call Now to View !



## Approach

Via pathway to front.



## Hallway

Double glazed door to front, understairs storage cupboard, three store cupboards, radiator and two ceiling light points.

## Lounge

14'3 x 11'4 (4.34m x 3.45m )

Double glazed French door leading to rear garden, double glazed window to rear, radiator and ceiling light point.



## Kitchen

11'05 x 6'5 (3.48m x 1.96m)

Having a range of wall, base and drawer units, 1 1/2 sink unit with drainer and mixer tap, integrated fridge and freezer, space for white goods and double glazed window to front,



## Bedroom One

10'1 x 12'10 (3.07m x 3.91m)

Double glazed window to front, built in wardrobe, radiator and ceiling light point.



## Bedroom Two

8'8 x 7'2 (2.64m x 2.18m)

Double glazed window to front, built in wardrobe, radiator and ceiling light point.



### Rear Garden

Decked patio area, artificial lawn, gated access to side, enclosed to neighbouring boundaries.



### 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.

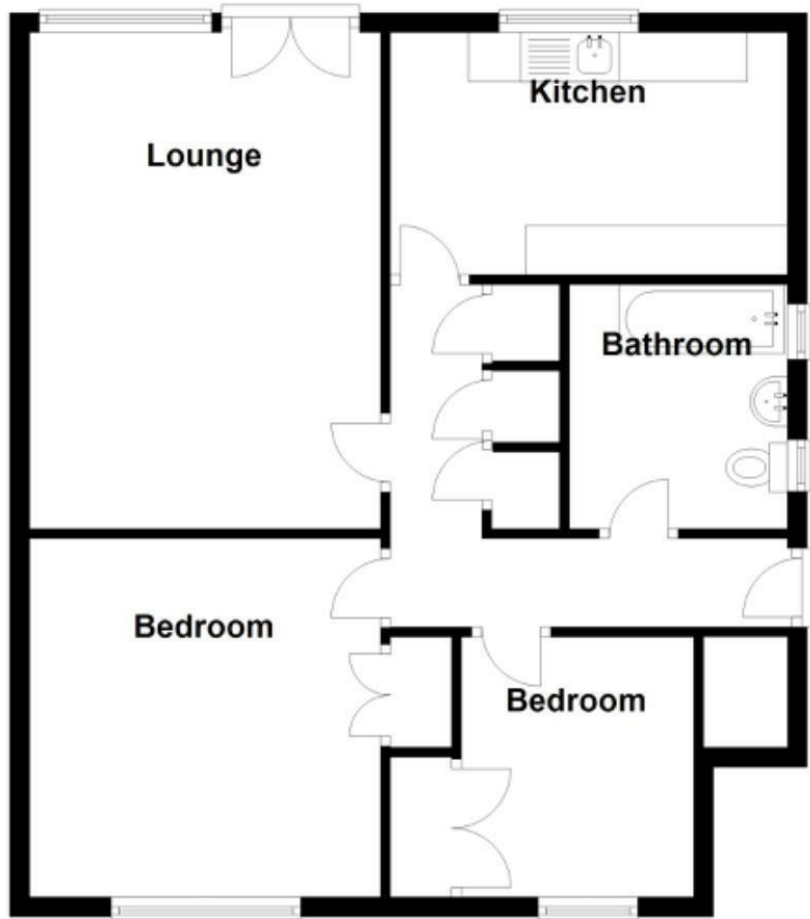
Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: TBC



## Ground Floor



Total area: approx. 66.1 sq. metres (711.3 sq. feet)



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.