



44 Vesey Close, Birmingham, B46 1RB

£170,000

**** EXTENDED LEASE**** This ground floor maisonette situated in the village of Water Orton briefly comprises hallway, lounge, two bedrooms, kitchen and bathroom. The is a rear garden and garage in a seperate 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

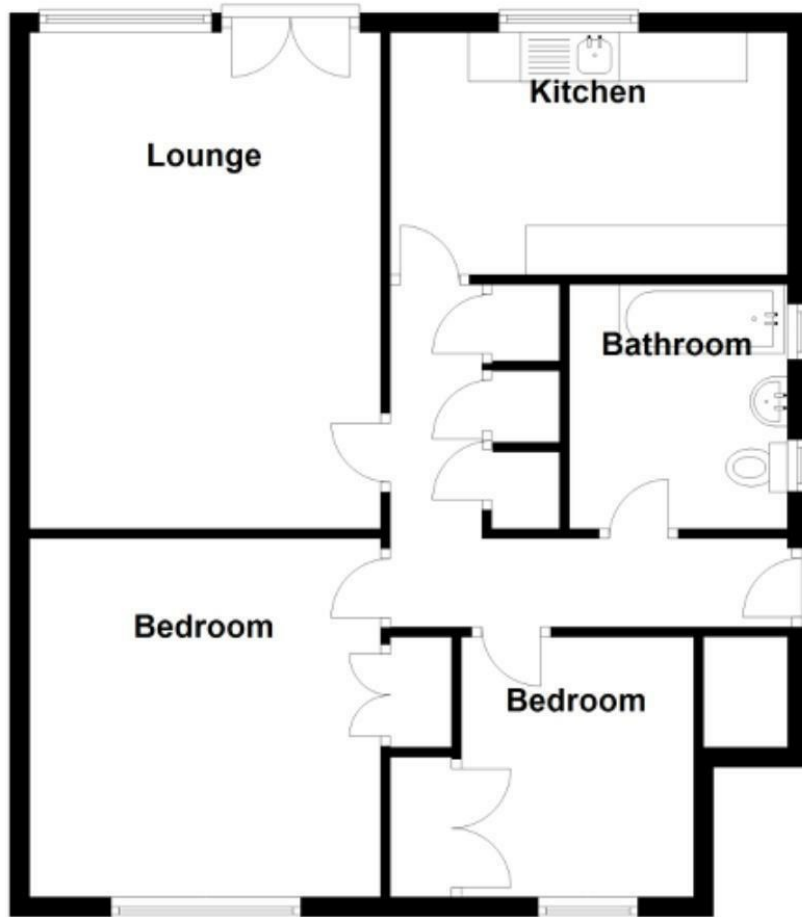
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

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) A			
(81-91) B			
(69-80) C			
(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	

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