



15 Croy Drive, Castle Vale, B35 6NY

£140,000

This well presented ground floor maisonette situated in a popular residential location briefly comprises, porch, lounge/diner, kitchen, two double bedrooms and shower room. The property benefits from an enclosed rear garden and is double glazed and centrally heated (both where specified). This property also offers NO CHAIN & LEASE EXTENSION on completion.

Approach

Pathway to entrance



Porch

Double glazed door to front, double glazed window to side and storage cupboard

Lounge

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



Kitchen

Having wall, base and drawer units, sink unit with drainer and mixer tap, integrated oven and electric hob, space for white goods, double glazed window to rear, double glazed doors to rear garden, ceiling strip light



Inner Hallway

Understairs storage cupboard, cupboard concealing wall mounted central heating boiler and ceiling light point.

Bedroom One

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



Bedroom Two

Double glazed window to rear, storage cupboard and ceiling light point.



Shower Room

Double glazed window to rear, walk in shower, wash hand basin, low level w/c, radiator and ceiling light point



Rear Garden

Low maintenance rear garden, enclosed to neighbouring boundaries, gated access to rear.



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.

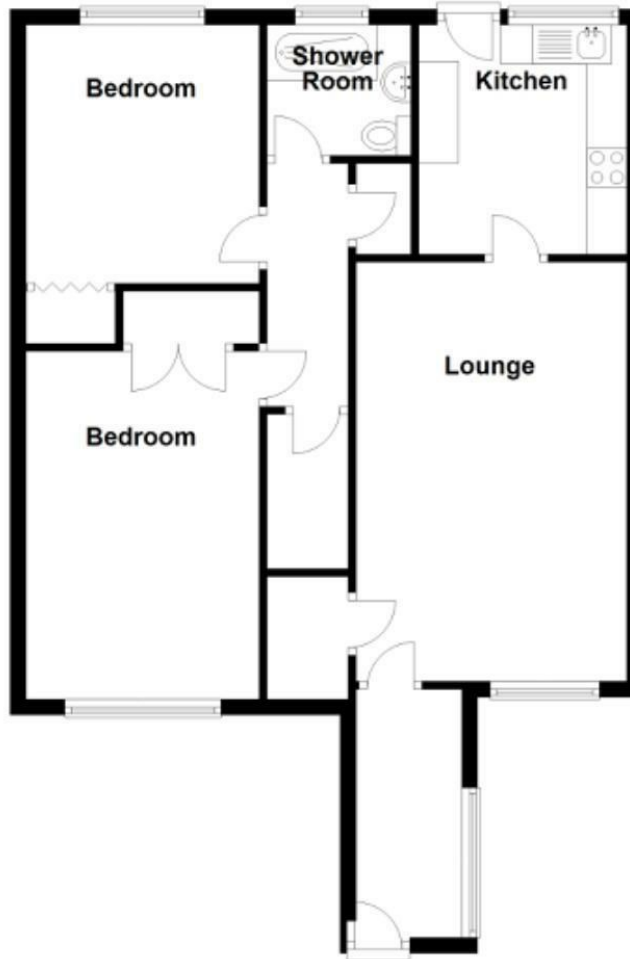
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band A

EPC Rating D

Lease extension on completion to 990 years.

Ground Floor



Total area: approx. 69.0 sq. metres (742.8 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	

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.