



58 Electric Way, Birmingham, B11 3NJ

£180,000

This well presented property briefly comprises lounge, kitchen diner, downstairs wc, two bedrooms, bathroom, garden and allocated parking. The property also benefits from double glazing, central heating (both where specified) and is part of the 80% SHARED EQUITY SCHEME.

Approach

Via pathway.



Hallway

Composite front door, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

15' x 9'05 (4.57m x 2.87m)

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



Kitchen/Diner

12'06 x 8'01 (3.81m x 2.46m)

Having a range off wall, base and drawer units, integrated gas hob with cooker hood over, electric oven, washing machine and dishwasher. Stainless steel sink unit with drainer and mixer tap, radiator and two ceiling light points.



Downstairs W/C

Double glazed obscure window to front, low level w/c, wash hand basin, radiator and ceiling light point.



Landing

Loft access and ceiling light point.

Bedroom One

12'07 x 8'01 (3.84m x 2.46m)

Double glazed window to rear radiator and ceiling light point.



Bedroom Two

12'07 max x 8'07 (3.84m max x 2.62m)

Two double glazed windows to front, storage cupboard and ceiling light point.



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.

Bathroom

Double glazed obscure window to side, panelled bath with shower over, wash hand basin, low level w/c, radiator and ceiling light point.

There is a maintenance charge of £154.00 per annum

Council Tax Band: B

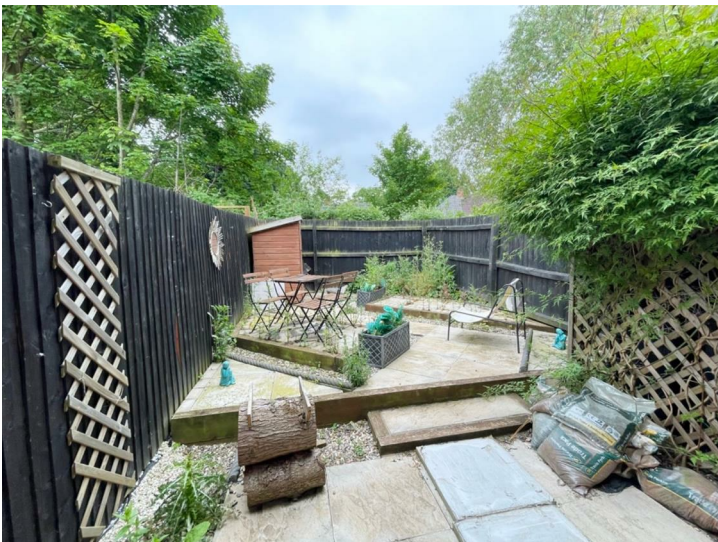
EPC Rating: B

Purchasers are required to live in the Birmingham Ward



Rear Garden

Low maintenance rear garden, enclosed to neighboring boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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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