



## **Flat 5 Hilleys Croft, Chelmsley Wood, B37 5BN**

### **£110,000**

Second floor flat in the popular location of Chelmsley Wood. In brief the property comprises hallway, lounge, kitchen, two bedrooms, bathroom, double glazing and central heating (both where specified) and NO CHAIN.



## Approach

Via a secure communal entrance



## Hallway

Two storage cupboards, radiator, two ceiling light points

## Lounge/Diner

11'06 x 21'06 (3.51m x 6.55m)

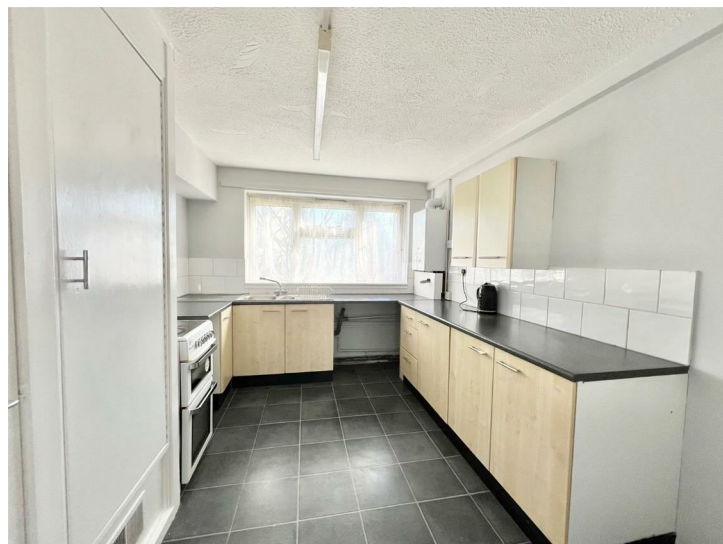
Three double glazed windows, two radiators, two ceiling light points



## Kitchen

9'06 x 11'06 (2.90m x 3.51m)

Double glazed window, wall, base and drawer units, stainless steel sink with drainer and mixer tap, wall mounted central heating boiler, space for white goods and appliances, ceiling light point, two storage cupboards



## Bedroom One

13'05 x 11'06 (4.09m x 3.51m)

Double glazed window, radiator, ceiling light point



## Bedroom Two

13'07 x 8'06 (4.14m x 2.59m)

Double glazed window, radiator, ceiling light point



## Bathroom

Two double glazed windows, panel bath with electric shower over, pedestal hand wash basin, low level W/C, tow ceiling light points, radiator



## 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.

We believe the property to be of non standard construction.

Council Tax Band: A

EPC Rating: C

Ground Rent: £10.00 Per annum

Service Charge: £950.90 Per annum

Lease years: Approx 92 years



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       | 74      | 78                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.