



10 Lindridge Drive, Minworth, B76 9RQ

£140,000

Well presented first floor flat in the popular location of Minworth. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property also benefits from double glazing and electric heating (both where specified) and communal gardens.

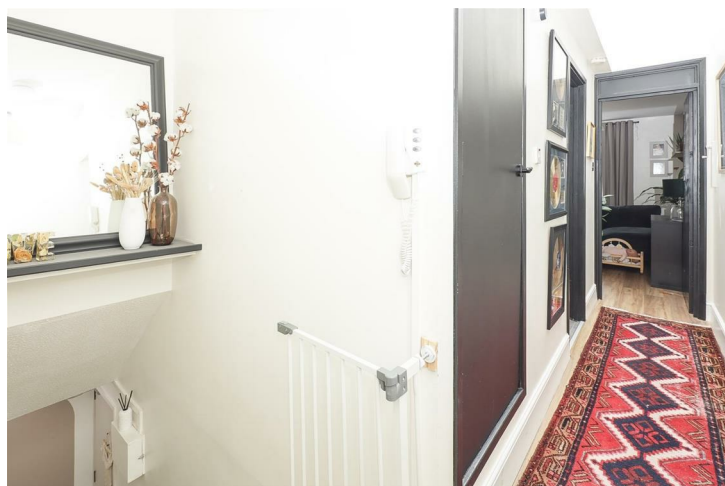
Approach

Access via a communal entrance, intercom system and light.



Hallway

Skylight, two storage cupboards one housing water heater and ceiling light point.



Lounge

14'07 x 11'04 (4.45m x 3.45m)

Two double glazed windows, decorative electric fire and surround, electric heater and two ceiling light points.



Kitchen

10'08 x 5'10 (3.25m x 1.78m)

Wall, base and drawer units, space for cooker and white goods, sink with mixer tap, pantry, skylight and spotlights to ceiling.



Bedroom One

8'05 x 17'01 (2.57m x 5.21m)

Double glazed window, walk in wardrobe, loft access, electric heater and ceiling light point.



Bedroom Two

5'10 x 10'11 (1.78m x 3.33m)

Double glazed window, electric heater and ceiling light point.



Bathroom

Skylight, ceiling light point, bath with shower over, low level w/c and sink set in vanity unit.



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.

Lease years - Approx 93 years

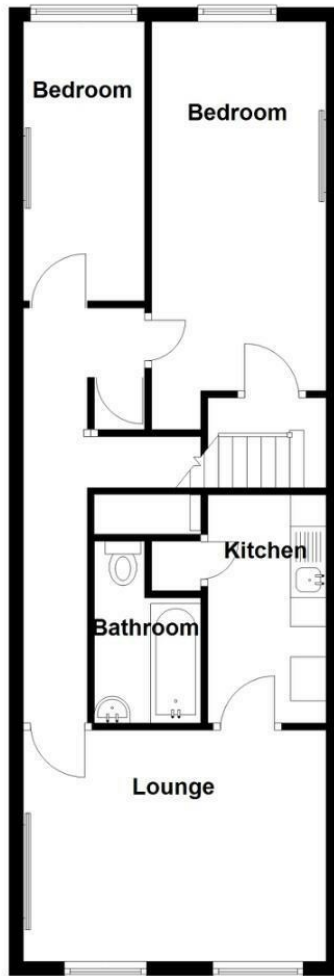
Service Charge Approx £145.90 per month

Council Tax Band: A

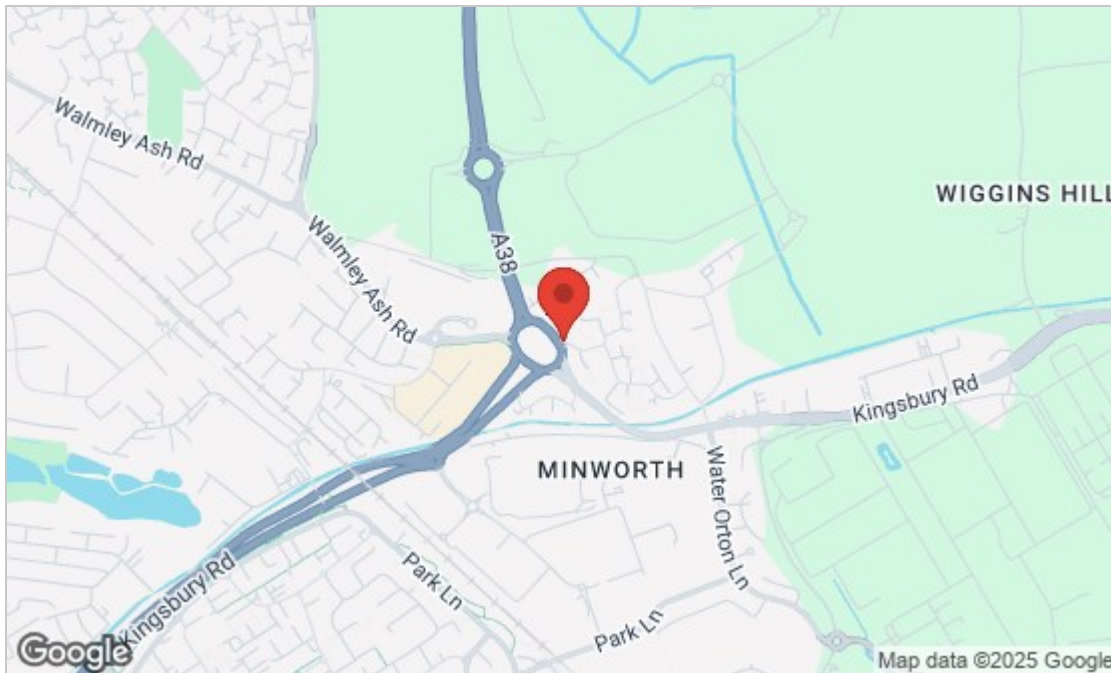
EPC Rating: D

First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 56.2 sq. metres (604.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.