



## 23 Vesey Close, Birmingham, B46 1RB

### Offers over £170,000

This well presented first floor maisonette briefly comprises, entrance hallway, lounge/open plan kitchen, two bedrooms and bathroom. The property benefits from double glazing and electric heating both where specified. This would make a lovely home and should not be missed.

## Approach

Via lawned area with pathway to front door.



## Entrance

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



## Landing

Two double glazed windows to side, three storage cupboards, loft access with built in ladder, boiler housed in loft and ceiling light point.



## Lounge/Kitchen

22'8 max x 14'5 max (6.91m max x 4.39m max)

Two double glazed windows to rear, wall base and drawer units, 1 1/2 sink unit with drainer and mixer tap, integrated oven, electric hob with extractor over, integrated fridge freezer and dishwasher, space for white goods, electric radiator and two ceiling light points.



## Bedroom One

10'2 x 12'2 (3.10m x 3.71m)

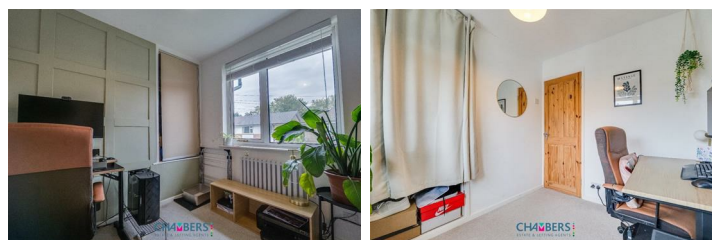
Double glazed window to front, built in wardrobes, electric radiator and ceiling light point.



## Bedroom Two

7'5 x 8'9 (2.26m x 2.67m)

Double glazed window to front, two storage cupboards, electric radiators and ceiling light point.



## Bathroom

Two double glazed obscured windows to side, low level w/c, hand wash basin in vanity unit, panel bath with shower over, heated towel rail 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.

Peppercorn lease.

Council Tax Band - B

EPC Rating - D



| 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 <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 |

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