



## **1 Block 2, Lowerstack Croft, Chelmsley Wood, B37 5AW**

### **£110,000**

This ground floor flat briefly comprises hallway, lounge/diner, kitchen, two bedrooms, separate w/c and bathroom. There is double glazing and central heating both where specified. The property also benefits from having front and rear gardens. Call NOW to view !



## Approach

Via a secure communal entrance



## Hallway

Two ceiling light points and two built in storage cupboards.

## Lounge/Diner

21'5 x 11'7 (6.53m x 3.53m)

Double glazed window to the rear, double glazed French doors leading to the rear garden, radiator and two ceiling light points.



## Kitchen

11'8 x 9'4 (3.56m x 2.84m)

Having a range of wall, base and drawer units, stainless steel sink with drainer, two storage cupboards, gas cooker point and space for white goods, double glazed window to rear.



## Bedroom One

13'6 x 11'6 (4.11m x 3.51m)

Double glazed window to rear, radiator and ceiling light point



## Bedroom Two

13'2 x 8'4 (4.01m x 2.54m)

Double glazed window to front, radiator, cupboard concealing wall mounted central heating boiler and ceiling light point

## Bathroom

Double glazed window to front, paneled bath with shower over, wash hand basin, radiator and ceiling light point.



### Separate W/C

Double glazed window to front, low level W/C and ceiling light point.



### Front and Rear Gardens



### 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 - C

Lease years remaining approx 87 years  
Annual Service Charge and Ground Rent approx -£900





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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.