



## 53 Bickton Close, Erdington, B24 0JA

### Offers in excess of £150,000

This extremely well presented two bedroom ground floor maisonette briefly comprises hallway, lounge, kitchen, two double bedrooms and bathroom. There is an enclosed rear garden and a garage in a separate block. This is an ideal first time buyer property or for somebody looking to downsize. Call NOW to view !



## Approach

Via pathway to front door and area laid to lawn.



## Hallway

Double glazed door to front and ceiling light point.

## Lounge

16'03 x 11'00 (4.95m x 3.35m)

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



## Inner Hallway

Two storage cupboards and ceiling light point,

## Kitchen

8'07 x 8'05 (2.62m x 2.57m)

Double glazed window and door to rear, wall base and drawer units, integrated electric oven, integrated gas hob with extractor over, sink with mixer tap and drainer, space for white goods, radiator and ceiling light point.



## Bedroom One

13'06 x 9'09 (4.11m x 2.97m)

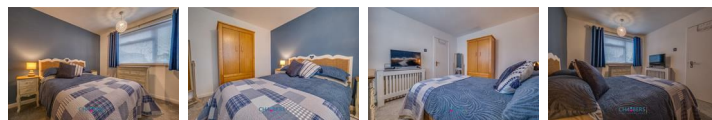
Double glazed window to front, radiator and ceiling light point.



## Bedroom Two

11'04 x 9'08 (3.45m x 2.95m)

Double glazed to rear, radiator and ceiling light point.



## Bathroom

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



## Rear Garden

Paved patio area, area laid to lawn, mature shrubs, gated side entrance and enclosed to neighbouring boundaries.



## Garage En Bloc

## 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 - B

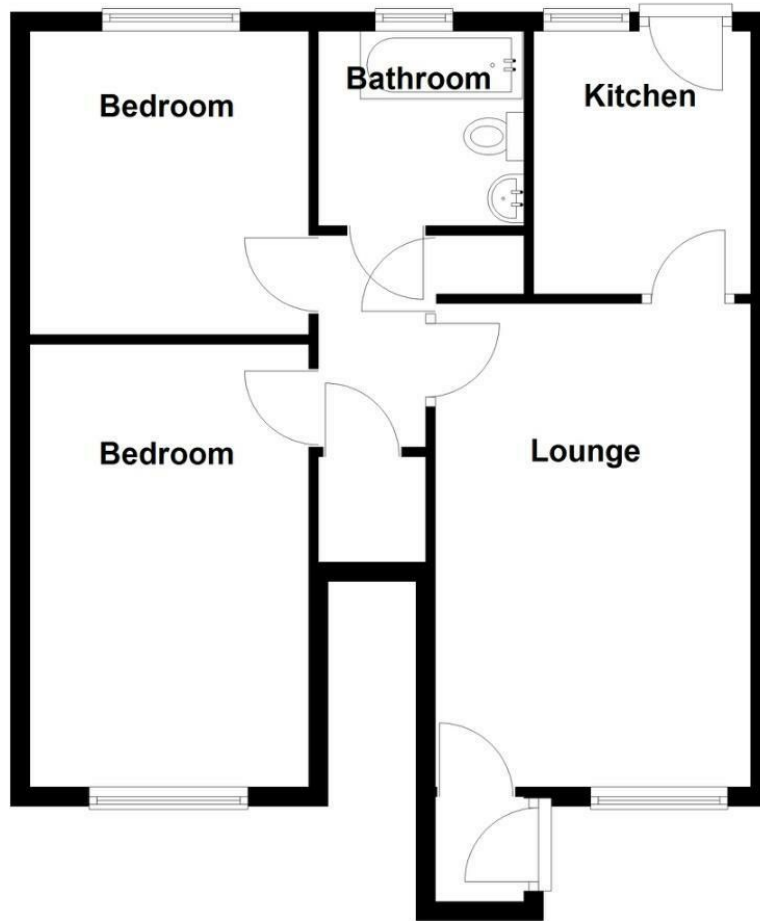
EPC Rating - D

Approx Lease Years Remaining - 133

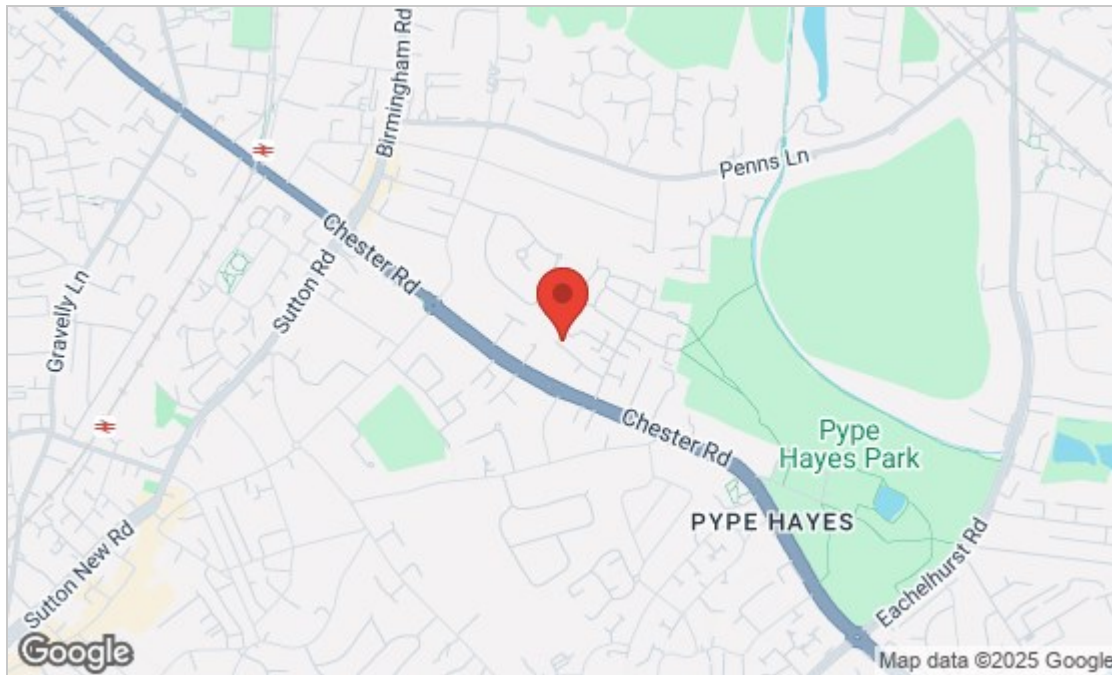
Ground Rent - Approx - £95.00 per annum

## Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 56.4 sq. metres (607.2 sq. feet)



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		
	68	76
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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