

# Horton & Senate



251 Lincoln Road North, Birmingham, B27 6RY

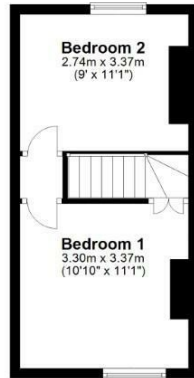
£185,000

- End Terrace Property
- Rear Garden
- Dining Room with Access into Garden
- 2 Double Bedrooms
- Refitted Kitchen
- Off Road Parking to Rear
- Gas Central Heating
- Downstairs Bathroom

**Ground Floor**  
Approx. 37.3 sq. metres (402.0 sq. feet)

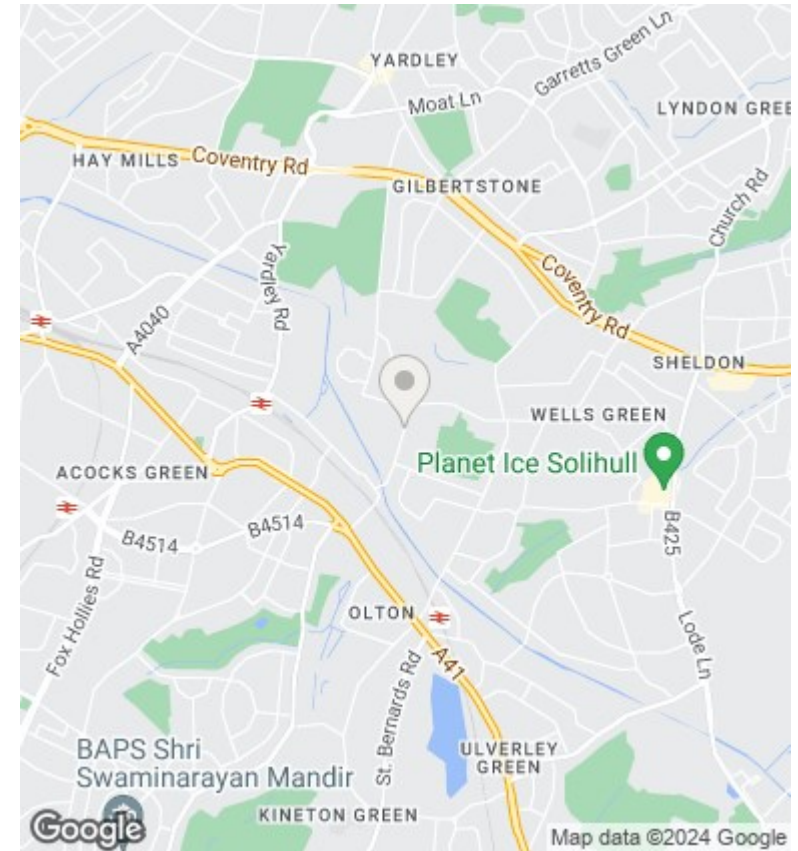


**First Floor**  
Approx. 23.9 sq. metres (257.6 sq. feet)



Total area: approx. 61.3 sq. metres (659.5 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd. Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	