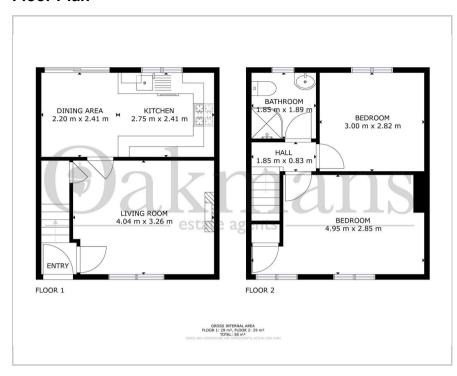
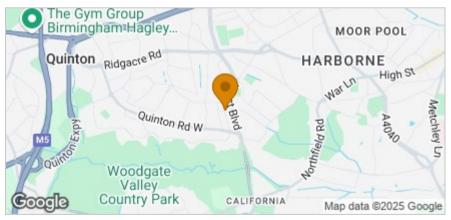


### Floor Plan



# **Area Map**



#### Accommodation

- No Upward Chain
- Two Double Bedrooms
- Upstairs Bathroom
- Kitchen/Diner
- Large Front Lounge
- Private Rear Garden
- Driveway Parking
- Call Oakmans Today

## Viewing

Please contact our Harborne Office on 01214682525 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

			Current	Potential
Very energy efficient - lower	running costs			
(92 plus) A				91
(81-91) B			75	21
(69-80) C			7/9	
(55-68)	D			
(39-54)	E			
(21-38)	F	3		
(1-20)		G		
Not energy efficient - higher i	unning costs			







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.