

25 Morar Close, Birmingham, B35 7PE

£1,200

Council Tax Band: A



**\*MID TERRACE PROPERTY\*\*CASTLE VALE LOCATION\*\*SITUATED ON A WALKWAY\*\*MODERN FITTED KITCHEN\*\*SPACIOUS LOUNGE/DINING AREA\*\*THREE BEDROOMS\*\*UPSTAIRS FAMILY BATHROOM\*\*DOUBLE GLAZED\*\*FRONT AND REAR GARDENS WITH SECURE OFF-ROAD PARKING\*\* REAR GARDEN WITH DOUBLE GATES\*\*GAS CENTRAL HEATING\*UNFURNISHED\*COUNCIL TAX BAND A\*\*EPC C\*\*AVAILABLE 1ST JULY 2024**

This is a very well presented family house located in the sought after estate in Castle Vale. The area offers local schools for all ages and easy access to shopping areas, Birmingham City Centre, Birmingham Airport, NEC and Motorways.

The property is offered unfurnished and comprises: hallway, spacious lounge and dining area, modern fitted kitchen, three bedrooms, family bathroom and front and private rear gardens.

The modern fitted kitchen includes a range style cooker with ovens, plumbing for washing machine and a new extractor hood will be installed.

Upstairs there are three bedrooms with grey carpet and a family bathroom.  
AVAILABLE 1ST JULY 2024



**Open House Birmingham North West**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	