



Park Approach,

Erdington, West Midlands, B23 7XY

Offers In The Region Of £85,000



NEWTON FALLOWELL are delighted to market this ground floor property in Chilton Court. Erdington. The property comprises of a spacious lounge, kitchen, two bedrooms and a bathroom. The property is in need of modernisation but does benefit from no upward chain and double glazing. The property is with in walking distance to local amenities and local transport links.

Lounge

16'05x10'10 (5.00mx3.30m)



ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Kitchen

10'10x6'11 (3.30mx2.11m)

Bedroom One

14'01x9'08 (4.29mx2.95m)



Bedroom Two


8'09x8'01 (2.67mx2.46m)

Bathroom

32'9"29'6" x 16'4"19'8" (10'09 x 5'06)

Draft details & Disclaimer

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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