

65 Littlecote Drive, Birmingham

- Quarter style mews house
- Living room
- Double glazing and electric heating
- Double bedroom
- Refitted shower room
- Council Tax band A

£139,950

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HERE TO GET *you* THERE

This exceptionally well arranged mews property occupies a lovely cul-de-sac position from Beech Road via Chester Road, within very easy access of Chester Road railway station, Boldmere, Wylde Green and Sutton Coldfield amenities.


The double glazed accommodation which has the benefit of having an extended lease, would ideally suit either a first time buyer or an investor, briefly comprising; double glazed and replaced entrance porch, attractive living room with spiral staircase to first floor, refitted kitchen having a range of fitted units with oven and hob, landing with cupboard to double bedroom with hatch to loft store and refitted shower room having a white suite with double shower cubicle. Outside, allocated parking and communal gardens.

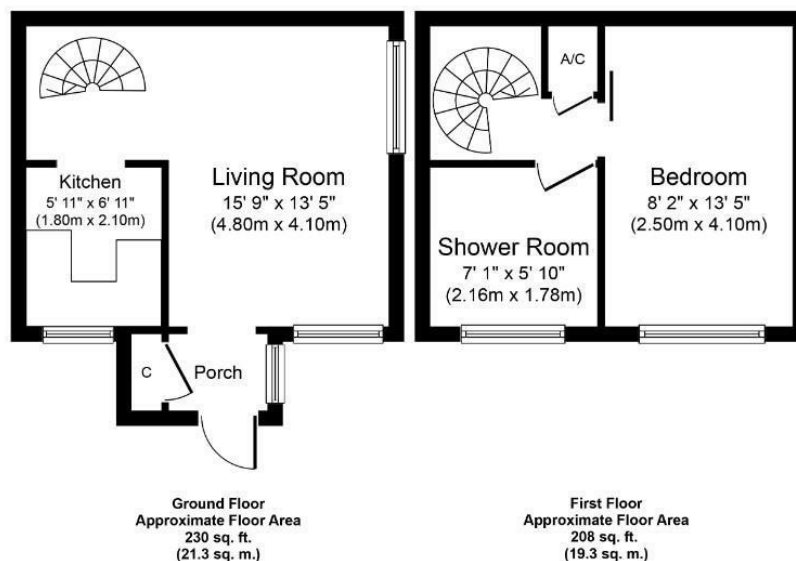
The property is sold leasehold with approximately 120 years unexpired at an annual ground rent of £150. The service charge is £406 pa.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

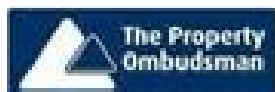
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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