



## Kensington Foxwood Grove, Birmingham, B37 6HP

### £70,000

Well presented first floor flat. In brief the property comprises entrance hallway, lounge, kitchen, bedroom, bathroom and NO CHAIN. The property also benefits from double glazing and electric heating (both where specified)

## Approach

Via communal entrance



## Hallway

Double glazed door to front, meter cupboard, two storage cupboards, intercom, electric heater and ceiling light point.

## Lounge

18'2 x 11'7 max (5.54m x 3.53m max)

Double glazed French doors to rear, balcony, feature fireplace, cupboard housing hot water tank, storage cupboard, electric heater and ceiling light point.



## Kitchen

Double glazed window to front, wall base and drawer units, sink with drainer and mixer, space for cooker and white goods, extractor fan and ceiling light point.



## Bedroom

15'0 x 6'7 plus recess (4.57m x 2.01m plus recess)  
Double glazed window to rear, electric heater and ceiling light point.



## Bathroom

Double glazed obscured window to front, low level W/C, bath with shower over, pedestal hand wash basin, fan heater and ceiling light point.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

This Property has a lease with approximately 957 years remaining

Monthly Charge approx: £125 PCM

Council Tax Band - A  
EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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