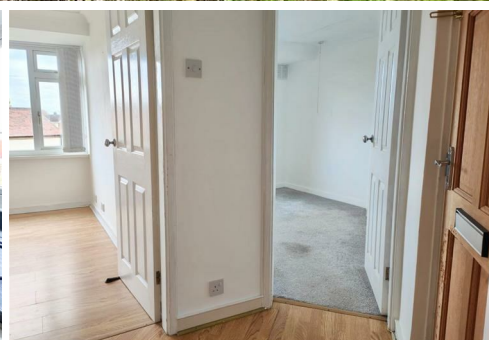




35 Orton Close, Birmingham, B46 1SX

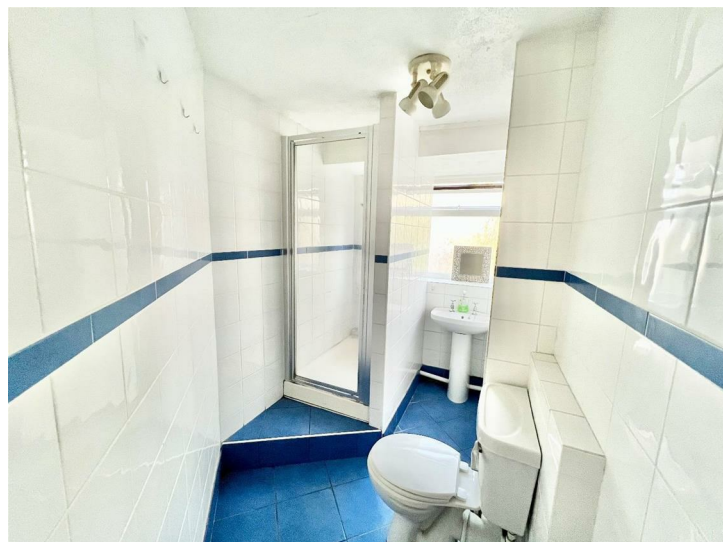
£775

Situated within walking distance to Water Orton Train Station and briefly comprises entrance hallway, lounge, kitchen, bedroom, shower room.. The property also benefits from double glazing. AVAILABLE NOW!!

Deposit £895.23
Council Tax Band A
EPC Rating: E

Approach

Via a gravelled pathway and communal gardens.



Communal Gardens

Entrance Hallway

Storage cupboard and ceiling light point.

Lounge

12'08 x 11'02 (3.86m x 3.40m)

Double glazed window to rear, storage cupboard and ceiling light point.

Kitchen

8'02 x 5'10 (2.49m x 1.78m)

Double glazed window to side, having a range of wall, base and drawer units with roll edge work surfaces, 11/2 sink unit with drainer and mixer tap, electric hob and oven and cooker hood over, space for the white goods, ceiling light point.



Bedroom

12'08 x 11'02 (3.86m x 3.40m)

Double glazed window to rear, ceiling light point,

Shower Room

Double glazed obscure window to side, low level w/c, shower enclose, fully tiled, ceiling light point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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 CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.