



## 170 Richmond Road, Solihull, B92 7RZ

### £91,000

A well presented two bedroom semi detached home, offered for sale on a 35% shared ownership basis, making it a perfect opportunity for first time buyers to step onto the property ladder. This property briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, two bedrooms and bathroom. There is also an enclosed rear garden and driveway for two car to the front. NO CHAIN !! Call Now To View !!

## Approach

Two parking spaces



## Hallway

Door to front, stairs to first floor accommodation and ceiling light point.



## Lounge

14' x 8'11 (4.27m x 2.72m)

Double glazed French doors leading to rear garden, radiator and ceiling light point.



## Kitchen/Diner

14'05 x 7'04 (4.39m x 2.24m)

Having matching wall, base and drawer units, sink unit with drainer and mixer tap, gas hob with cooker hood over, space for white goods, radiator, spotlights and ceiling light point.



## Downstairs W/C

Low level w/c, pedestal hand wash basin, radiator and ceiling light point.



## Landing

Loft access and ceiling light point.

## Bedroom One

14 x 8'02 (4.27m x 2.49m)

Double glazed window to rear, radiator and ceiling light point.



## Bedroom Two

14 x 8'05 (4.27m x 2.57m)

Two double glazed windows to front, radiator and ceiling light point.



## Bathroom

Double glazed window, panelled bath with shower over, low level w/c, pedestal hand wash basin, heated towel rail and ceiling light point



## Rear Garden

mainly laid to lawn, enclosed to neighbouring boundaries.



## 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.

Council Tax Band - C

EPC Rating - B

Monthly Rent - £409.52

Lease Years - Approx 90 Years Remaining



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(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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