



57 Birmingham Road, Birmingham, B46 1TA

£400,000

This detached bungalow situated in Water Orton briefly comprises porch, hallway, lounge/diner, dining room, kitchen/diner, three bedrooms, shower room, w/c and lean to. There is a good size rear garden and driveway to the front providing ample parking and leading to the garage. This property must be viewed to appreciate the potential this property offers!

Approach



Porch

Lounge/Diner

28'0 x 10'9 (8.53m x 3.28m)



Dining Room

13'5 x 9'0 (4.09m x 2.74m)

Kitchen

17'5 x 10'3 (5.31m x 3.12m)



Bedroom One

14'11 x 12'0 (4.55m x 3.66m)



Bedroom Two

11'7 x 11'5 (3.53m x 3.48m)



Bedroom Three

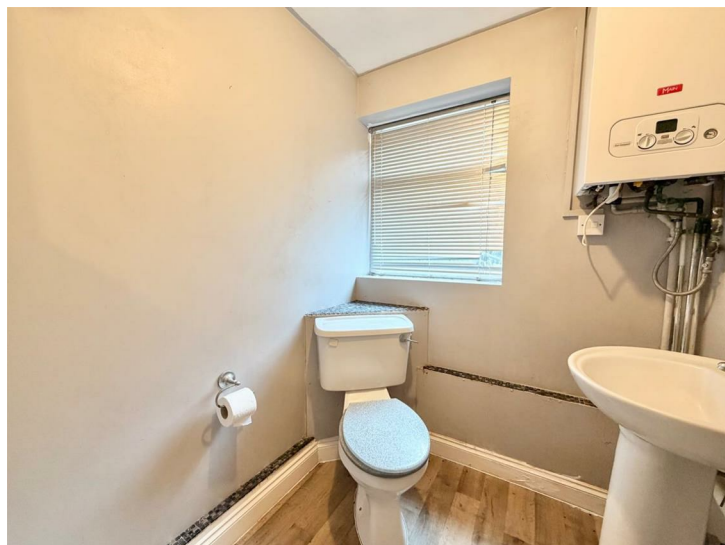
12'11 x 8'5 (3.94m x 2.57m)

Shower Room

5'8 x 5'8 (1.73m x 1.73m)



Separate Toilet



Lean To

Garage

11'11 x 9'2 (3.63m x 2.79m)

Rear Garden



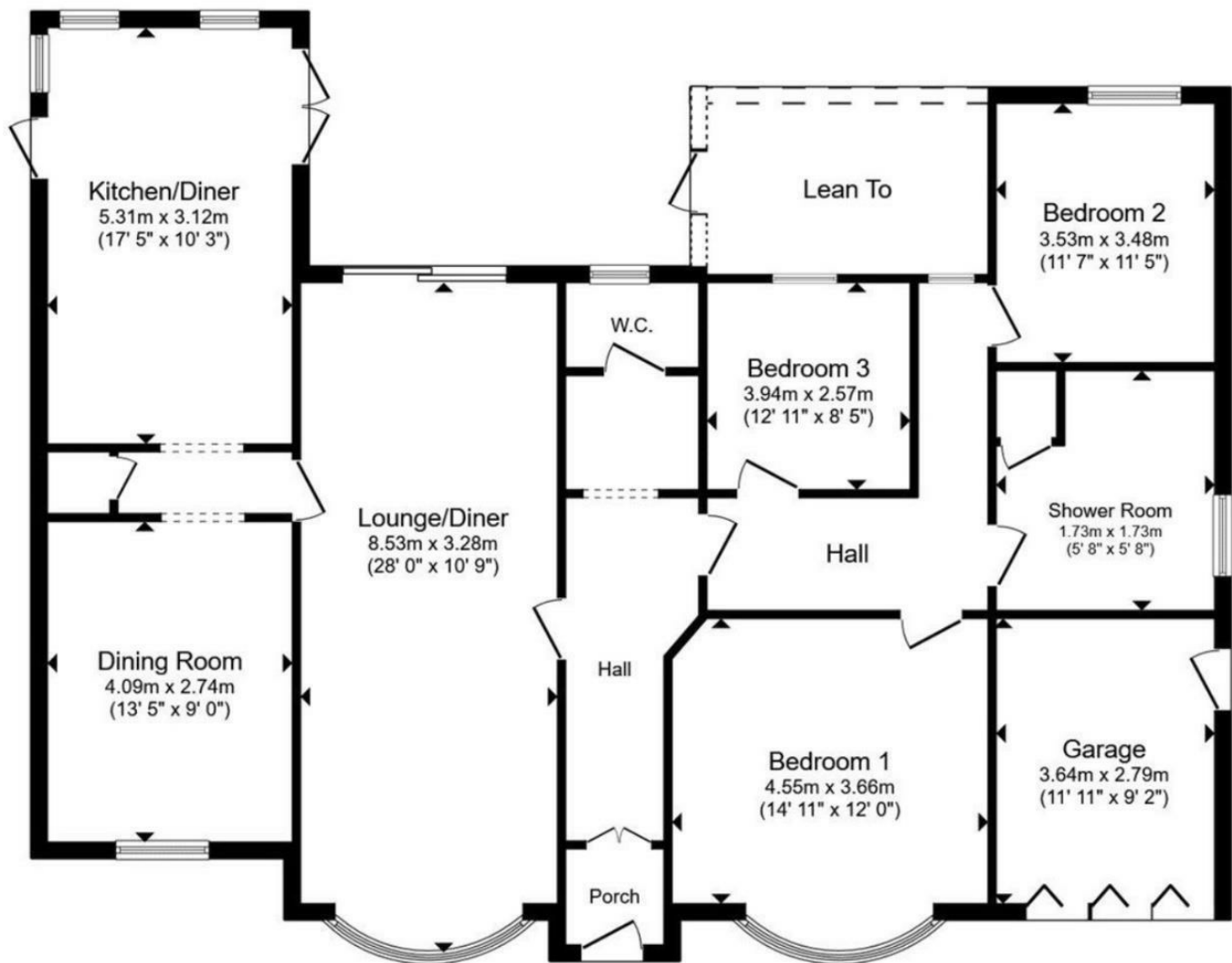
Further Information

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 - E

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	78
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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