



## 68 Pear Tree Road, Birmingham, B34 6RZ

### £165,000

This one bedroom dormer bungalow briefly comprises, porch, lounge, kitchen, shower room, bedroom to first floor and w/c. There is a low maintenance rear garden and a front garden with dropped kerb for parking. This property is ideal for a first time buyer or someone that is looking to downsize. Call Now To View !



## Approach

Mainly laid to laid with dropped kerb for parking



## Porch

Double glazed door to fore, double glazed windows to front and side, wall light point.

## Lounge

18'9 x 11'8 (5.72m x 3.56m)

Double glazed window to front and side, stairs to first floor accommodation, two radiators, two ceiling light points.



## Kitchen

9'6 x 6'3 min (2.90m x 1.91m min)

Having a range of wall, base and drawer units, stainless steel sink and drainer, gas hob, electric oven, space for white goods, double glazed window to rear and front and ceiling light point.



## Inner Hallway

Double glazed door to rear garden, store cupboard housing wall mounted central heating boiler, meter cupboard, radiator and ceiling light point.

## Shower Room

Double glazed window to rear, shower enclosure, low level w/c, wash hand basin with storage below, heated towel rail and ceiling light point.



## Bedroom

15'8 x 8'10 (4.78m x 2.69m)

Double glazed window to rear, store cupboard with hanging rail, radiator and ceiling light point



## W/C

Low level w/c, wash hand basin with storage below, extractor fan and ceiling light point



## Rear Garden

Low maintenance rear garden with brick built tool store



## 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: A  
EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	76
<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) <b>A</b>			
(81-91) <b>B</b>			
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