



## 134 Grange Lane, Sutton Coldfield, B75 5LL

### £825

Well presented first floor apartment. In brief the property comprises communal entrance, lounge, kitchen, bedroom, bathroom, parking and communal gardens. The property also benefits from double glazing and central heating (both where specified)

Deposit £951.92  
EPC Rating D  
Council Tax Band A

## Communal Entrance

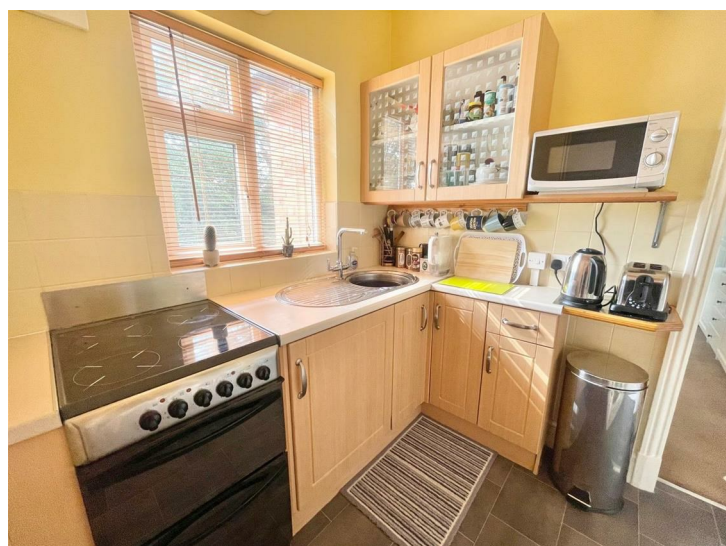
Access to all accommodation.



## Kitchen

6 x 6'04 (1.83m x 1.93m)

Having a range of matching wall, base and drawer units, stainless steel sink with mixer tap and drainer, electric cooker point, ceiling light point and radiator.



## Lounge

12 x 14 (3.66m x 4.27m)

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

## Bedroom

11'11 x 13 (3.63m x 3.96m )

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

## Bathroom

Double glazed window to side and rear , bath with electric shower over, wash hand basin, low level w/c, radiator, plumbing for washing machine and storage cupboard housing wall mounted combi boiler.

## 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.

Gardener fee: Approx £3.50 bi weekly

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

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