



## 67 Mercer Avenue, Birmingham, B46 1NG

**£270,000**

Well presented end terrace property in the popular village of Water Orton. In brief the property comprises porch, entrance hallway, lounge, kitchen, three bedrooms, bathroom, garden, off road parking and garage en-bloc. The property also benefits from double glazing & central heating (both where specified)

## Approach

Driveway providing off road parking.



## Porch

Double glazed with door to fore.

## Entrance Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.



## Lounge

10'06" x 15'05" (3.20m x 4.70m)

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



## Kitchen Diner

15'03" x 11'03" (4.65m x 3.43m)

Having a range of matching wall, base and drawer units, double oven with microwave, hob with extractor over, sink with hot tap, integrated washing machine, integrated fridge freezer, inset ceiling spotlights, radiator, double glazed window and French doors to rear.



## Landing

Ceiling light point and access to loft void.

## Bedroom One

12'7" x 8'01" (3.84m x 2.46m)

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



## Bedroom Two

8'10" x 10'01" (2.69m x 3.07m)

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



## Bedroom Three

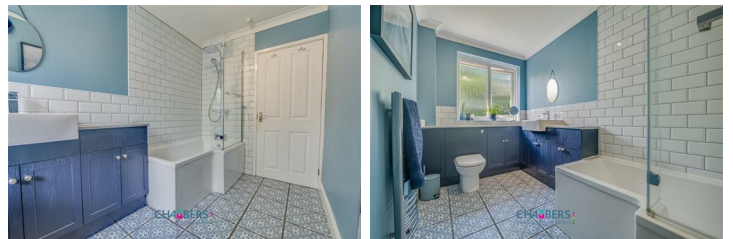
6' x 6'09" (1.83m x 2.06m)

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



## Bathroom

Double glazed window to rear, bath with shower over, low level wc & wash hand basin set in vanity unit, heated towel rail and ceiling light point.



## Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



## **Garage En-Bloc**

Side hinged doors.

## **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 - TBC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.