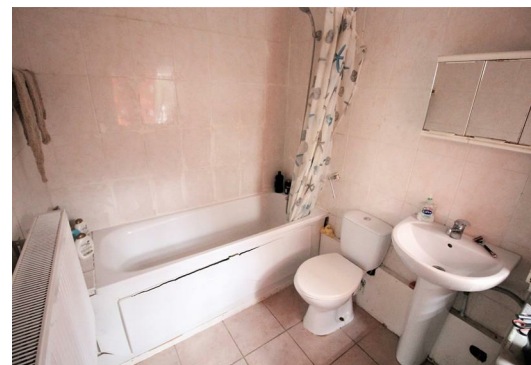
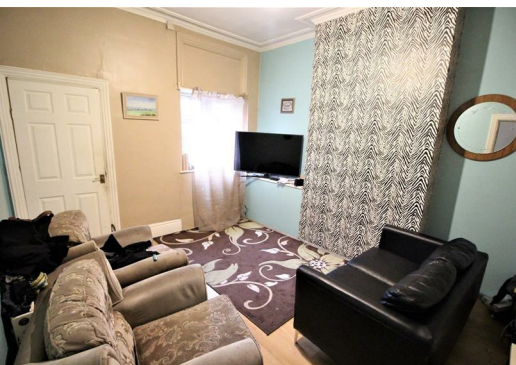




## Hart Road, Erdington

Birmingham, West Midlands, B24 9ER

Offers In The Region Of £110,000





**\*\*\* REDUCED \*\*\*** This is a Good Sized Ground Floor Flat on a Popular Street in Erdington. Having a LOUNGE, Good Sized KITCHEN, DOUBLE BEDROOM and Bathroom. With Double Glazing and Central Heating. Call NEWTON FALLOWELL to Arrange YOUR VIEWING!!! The First Floor Flat is also available and would suit a buy to let Landlord looking for a good investment.

### In Brief

The property is entered via the communal entrance into the Lounge. The Bedroom is to the front and there is a good sized Kitchen with a Bathroom to the rear. There is a courtyard and rear garden

### Lounge

13'1" x 10'11" (3.99m x 3.34m)



### Kitchen

11'5" x 8'6" (3.48m x 2.60m)

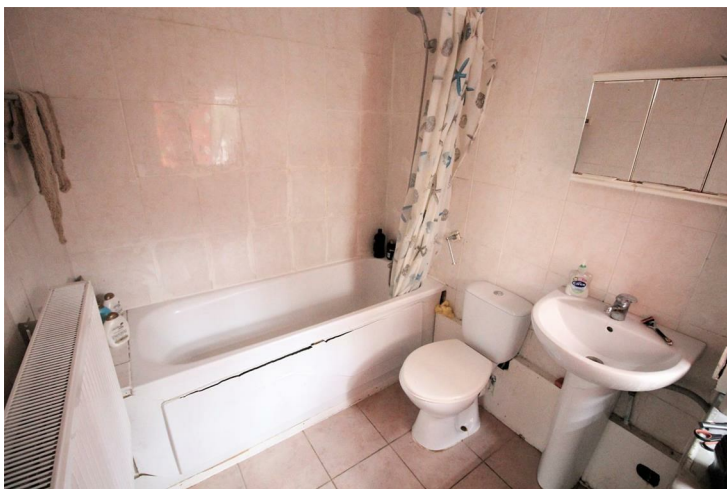


### Bedroom

12'3" x 10'11" (3.74m x 3.34m)

### Bathroom

8'4" x 5'11" (2.55m x 1.82m)



### Outside

### Front Aspect & Fore Garden



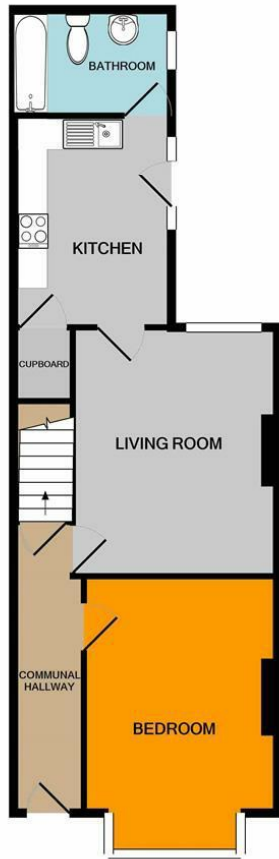
### Tenure

Leasehold with New 125 year lease

### EPC

Grade TBC

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR FLAT



1ST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 CO2 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 CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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