



Hart Road, Erdington

Birmingham, West Midlands, B24 9ER

£110,000



***** REDUCED ***** Call **NEWTON FALLOWELL** to VIEW this **FIRST FLOOR Flat** in **ERDINGTON!!!** Having a Lounge, Kitchen, Bedroom and Bathroom. With Double Glazing and Central Heating. The Ground 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 and has private stairs leading to the first floor.

There is a good sized Lounge, a Double Bedroom, Kitchen and Bathroom.

Hallway

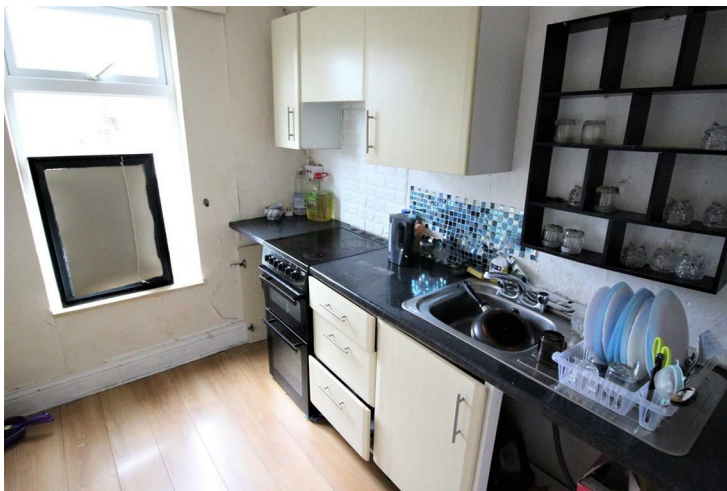
Lounge

14'1" x 12'2" (4.31m x 3.72m)



Kitchen

10'2" x 8'5" (3.10m x 2.58m)



Bedroom

13'1" x 8'3" (3.99m x 2.53m)



Bathroom

7'6" x 5'2" (2.29m x 1.60m)



Front Aspect



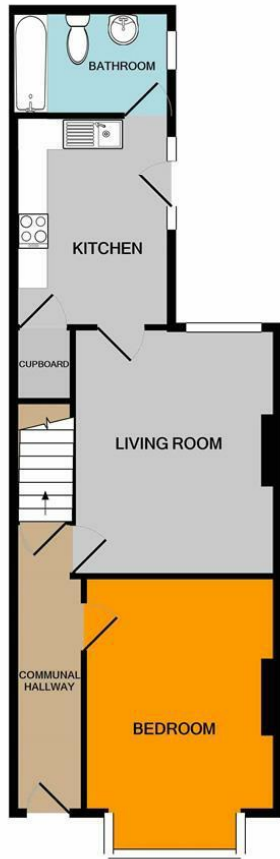
Tenure

Leasehold

EPC

Grade TBC

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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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