



72 LONGLEY WALK, CHELMSLEY WOOD , BIRMINGHAM, B37 7SD ASKING PRICE OF £99,000









Calling all landlords !!!! Looking to increase your portfolio? This 2 Bedroom property is situated in the heart of chelmsley wood, close to schools, Shops and Transport links. This property is pre tenanted and has a current income of £575 pcm.

**Ground Floor** Entering via the Wooden front door

Hallway Housing a Storage cupboard and Doors to:

**Lounge** 7.23m (23'9") x 3.25m (10'8") Upvc Window to front, window to rear, two double radiators and various Power Points.

**Kitchen** 3.52m (11'7") max x 2.52m (8'3") Upvc Window to front, Storage cupboard and various Power Points.

## Bathroom

Fitted with a three-piece suite comprising of bath with Shower over, wash basin and low-level WC. Upvc double Glazed window.

**Bedroom 1** 3.62m (11'11") x 3.40m (11'2") Upvc Window to rear, double radiator and various Power Points.

**Bedroom 2** 4.01m (13'2") x 2.99m (9'10") Upvc Double Glazed Window to rear, double radiator and various Power Points.

66 Station Road , Marston Green, Birmingham, West Midlands, B37 7BA www.blackandwhitelettings.co.uk info@blackandwhiteestateagents. com Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.