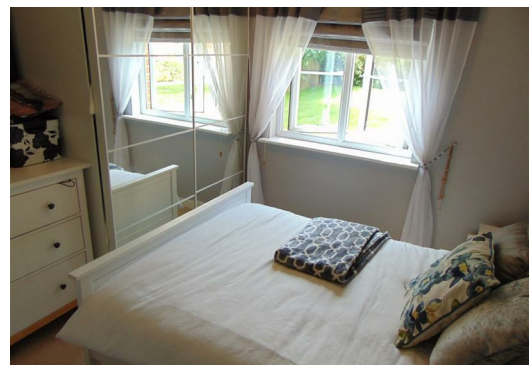




Pitts Farm Road, Erdington

Birmingham, West Midlands, B24 0HY

£550 PCM



NEWTON FALLOWELL are delighted to market this well presented ground floor apartment in a popular location of Erdington. The property is situated with local amenities and transport links into Birmingham and other surrounding locations such as Sutton Coldfield. The property comprises of a good size lounge, kitchen, double bedroom and a modern bathroom. Double glazing, communal gardens and secure parking all benefit the property. AVAILABLE NOW!!

COMMUNAL ENTRANCE

Secure doors leading to the front door of the property.

HALLWAY

Entering the property through a solid wooden door, security entrance phone, laminate flooring, doors to lounge, kitchen, bedroom, bathroom and storage.

LOUNGE/DINING ROOM

17'0" x 14'6" (5.18m x 4.42m)

Double glazed windows, electric heating and a newly fitted carpet.

KITCHEN

11'3" x 6'6" (3.43m x 1.98m)

A range of wall and base units, sink with drainer, tiles to the splash back areas, built in oven and hob, plumbing for a washing machine and double glazed windows,

BEDROOM ONE

9'11" x 8'10" (3.02m x 2.69m)

Double glazing, electric heater.

BATHROOM


Double glazed obscured window, bath with a shower over, shower screen, sink, and a low flush w.c.

DISCLAIMER

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. 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.

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	