

# Barratt Last

ESTATE AGENTS

0121 776 5744



**57 CIRCUS AVENUE, CHELMSLEY WOOD, B37 7NG**  
**£115,000 FREEHOLD**

- Well Presented Ground Floor Flat
- Central Heating
- Fitted Kitchen
- Mowlem Fly Ash Non-Traditional Construction
- Two Double Bedrooms
- Double Glazing
- Re-Fitted Bathroom
- Internal Viewing Recommended

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Barratt Last Estate Agents is the trading name of Barratt Last Estate Agents Limited, registered in England number 6288672.  
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## Front Entrance

Security intercom entrance, UPVC front door.

## Hallway

Laminate floor covering, central heating radiator, cupboard housing 'Vaillant' combination gas fired central heating boiler. Meter cupboard.

## Lounge

16'7" x 10'0" (5.07 x 3.05)

Laminate floor covering, central heating radiator, 2 double glazed windows.

## Fitted Kitchen

9'10" x 8'5" (3.01 x 2.58)

Matching base and wall units, roll edge work surfaces, single drainer sink, cylindrical cooker hood air extractor fan, partially tiled walls, double glazed window, tiled floor covering.

## Bedroom 1

15'1" x 9'5" (4.6 x 2.88)

Laminate floor covering, central heating radiator, double glazed window.

## Bedroom 2

12'4" x 9'0" (3.77 x 2.76)

Laminate floor covering, double glazed window, central heating radiator.

## Bathroom

7'8" x 5'3" (2.35 x 1.62)

Panelled bath, wash hand basin with store cupboard beneath, low flush w.c. over bath shower fitted, folding glazed shower screen, central heating radiator, double glazed window, tiled floor covering.

## OUTSIDE

Tool store


## ADDITIONAL INFORMATION

Tenure - We understand that the property is Leasehold, with approximately 112 years unexpired, subject to a Ground Rent

and Service Charge of £237.44 per quarter.

We would advise all prospective purchasers to have this information verified by their Legal Representative. Council Tax - Band A - Solihull Metropolitan Borough Council.

### 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>	69	76
(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	

### HOME TO SELL?

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