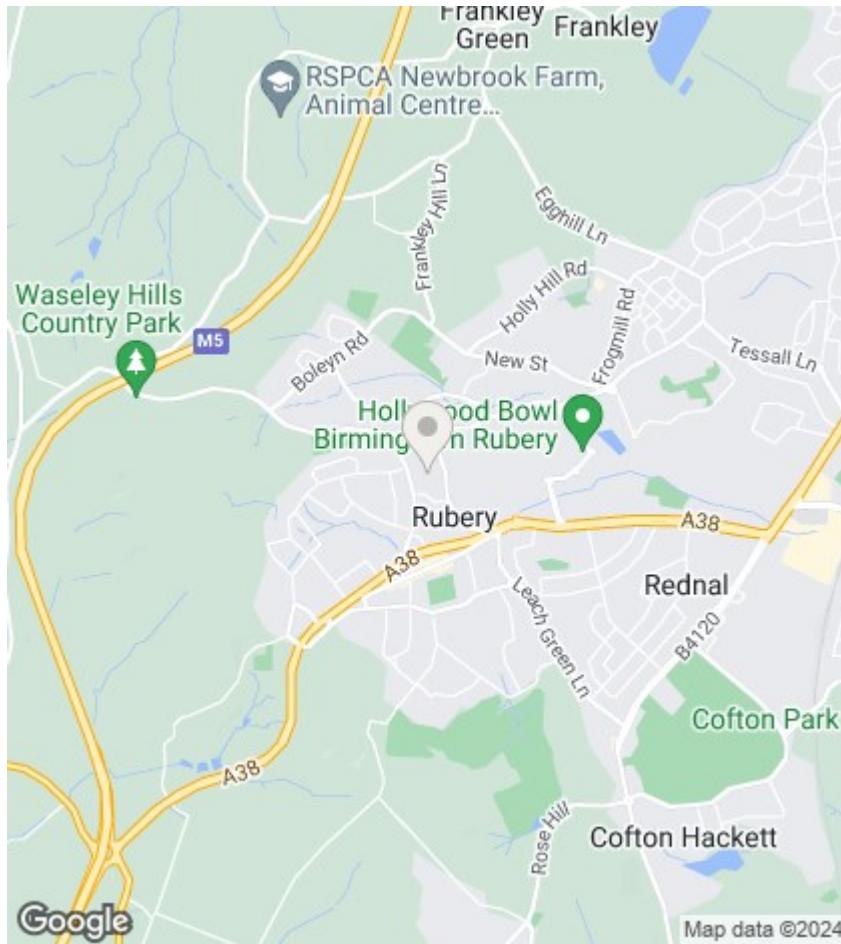




Flat 4, 35 The Doweries, Rubery, Birmingham, B45 9RY

£117,500

- Refurbed Three Bedroom First Floor Flat
- Double Glazed & Gas Central Heating
- Secure Own Rear Garden
- Vacant - No Upward Chain
- Would Easily Rent Out for £750 plus PCM
- Modern Kitchen & Modern Bathroom
- Lounge
- Re-decorated & Carpeted Throughout
- Ideal for First Time Buyers or Buy To Let Investors
- EPC Rating: C Council Tax Band: A



## Directions

The property is off Cock Hill Lane, Rubery, Birmingham. Post Code is B45 9RY

## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

## Council Tax Band:

A

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	