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LETTINGS AND SALES

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Rycroft Grove, Kitts Green, Birmingham B33 0DT
£85,000

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LETTINGS AND SALES

****IDEAL FIRST TIME PURCHASE OR INVESTMENT**** A well presented first floor maisonette benefiting from double glazing, electric heaters and being well situated for Heartlands Hospital and Birmingham Airport. The property briefly comprises of spacious living room with built in storage, hallway with 3 additional storage cupboards, large kitchen to include a range of fitted wall and base units, part tiled bathroom with white suite to include bath with electric shower over and a double bedroom. Energy Rating E

Viewings are strictly by appointment only via Archer Bassett.

Living Room

10'9" x 13'4" (3.29m x 4.07m)

Double glazed bay window to front,, spacious living room with carpet, two built in storage cupboards and electric radiators.

Bedroom

9'9" x 10'11" (2.99m x 3.33m)

Double glazed window to front, double bedroom with carpet and electric radiator

Kitchen

9'2" x 7'7" (2.80m x 2.33m)

Double glazed window to rear, spacious kitchen with range of fitted wall and base units.

Bathroom

5'11" x 5'3" (1.82m x 1.61m)

Double glazed window to rear with privacy glass, part tiled bathroom with white suite to include w/c , hand wash basin and bath with electric shower over and glass shower screen.

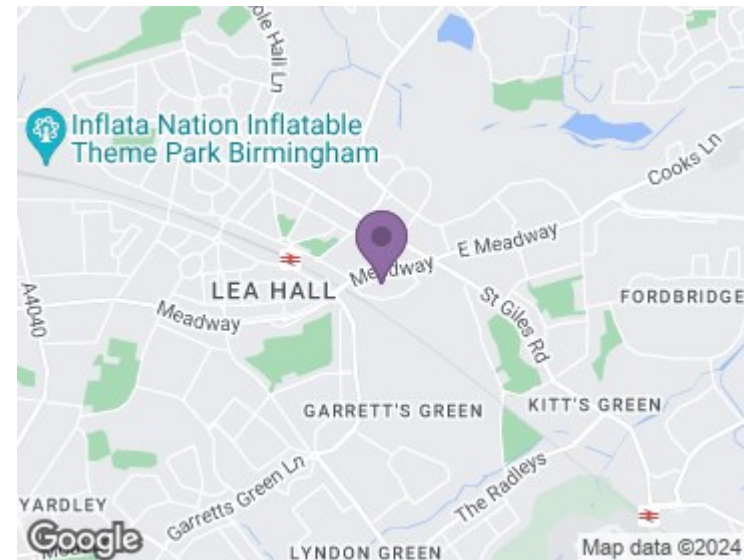
Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings

DISCLAIMER

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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