



Knightswick Crescent, Erdington

Birmingham, West Midlands, B23 7BZ

£625 PCM



NEWTON FALLOWELL are pleased to market this two bedrooms semi detached property in a popular location of Erdington just walking distance to local amenities and transport links to Birmingham and other surrounding areas. The property comprises of a good size lounge, kitchen, bathroom and two bedrooms. Gas central heating, double glazing where specified and a large rear garden. AVAILABLE END OF MAY! NO DHSS & NO PETS!

Entrance Porch

Hallway

Doors to the lounge and kitchen, Stairs leading to the first floor.

Lounge/Diner

A spacious living area giving double glazed windows to the front of the property and double glazed patio doors leading to the rear garden.

Kitchen

Double glazing to the rear elevation, wall and base units, sink with drainer and tiles to the splash back areas. UPVC door to the side entrance which leads to the front and back of the property.

Bedroom One

Double glazing to the front of the property, carpet flooring and built in wardrobes.


Bedroom Two


Double glazing to the rear elevation overlooking the rear garden.

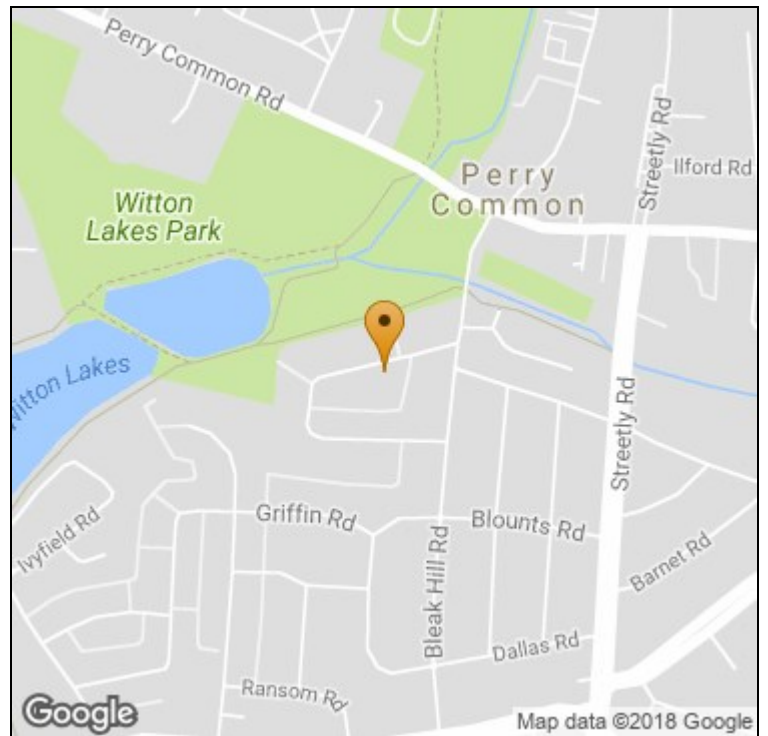
Family Bathroom

Family bathroom comprises of a bath with a shower over, sink and a low flush w.c. Double glazed obscured windows to the rear.

Rear Garden

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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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