



## Wendover Road, Birmingham, B23 5GG

Offers In The Region Of £185,000



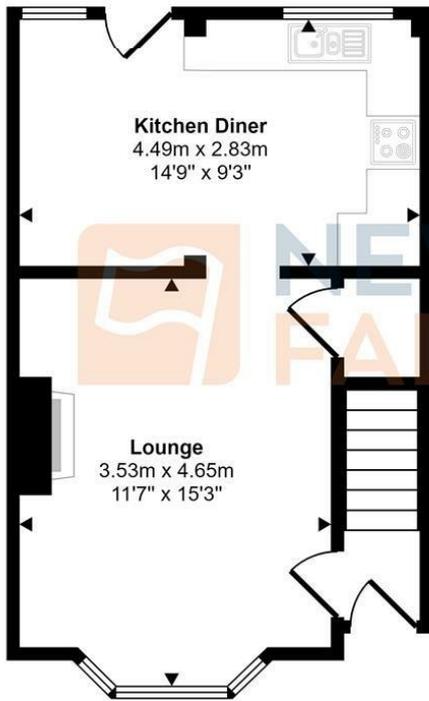
NEWTON FALLOWELL are delighted to market this two bedroom terraced property in a popular location of Perry Common, Birmingham. The property is situated in walking distance to local transport links, schools and amenities. Comprising of a lounge, kitchen/dining room, two bedrooms and a bathroom. The property benefits from a rear garden with a no upward chain. Tax Band A.

Get in touch today to book a viewing!

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

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 in relation to this property.

Approx Gross Internal Area  
70 sq m / 758 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft

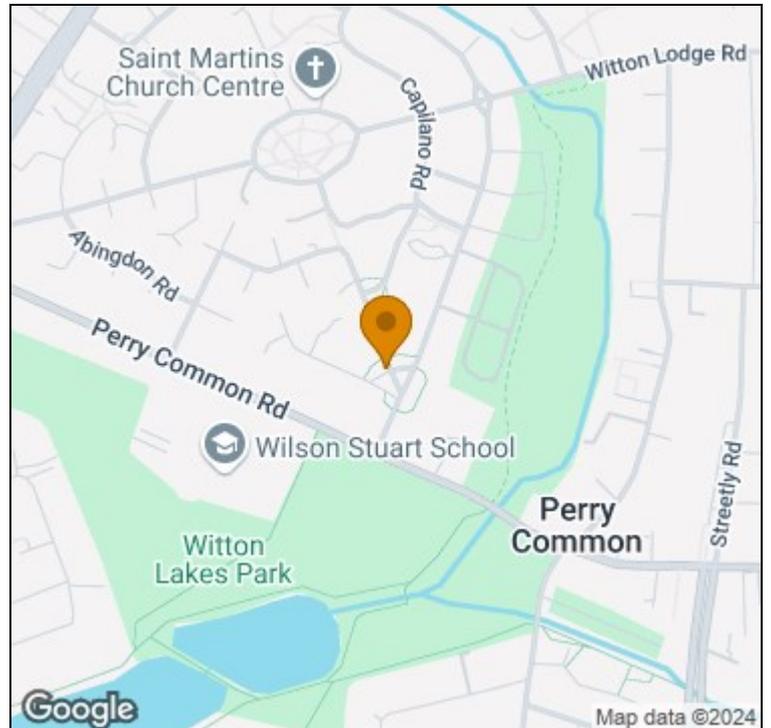


First Floor  
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



t: 01212709744 e: erdington@goodchilds-uk.com

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)