



Newton Fallowell

Abbeyfield Road, Birmingham, B23 5LN

£165,000



 **NEWTON
FALLOWELL**

Newton Fallowell are pleased to offer to the market this mid-terraced property in a popular area of Erdington, Birmingham. The property itself comprises a lounge, dining/kitchen area and downstairs bathroom. To the first floor of the property there are three bedrooms with the master having built in wardrobes. To the fore of the property, there is off road parking. The property also offers a patioed rear garden. This property is located in catchment for Local Primary Schools, great local bus routes and local amenities nearby.

Call us today on; 0121 270 9744.

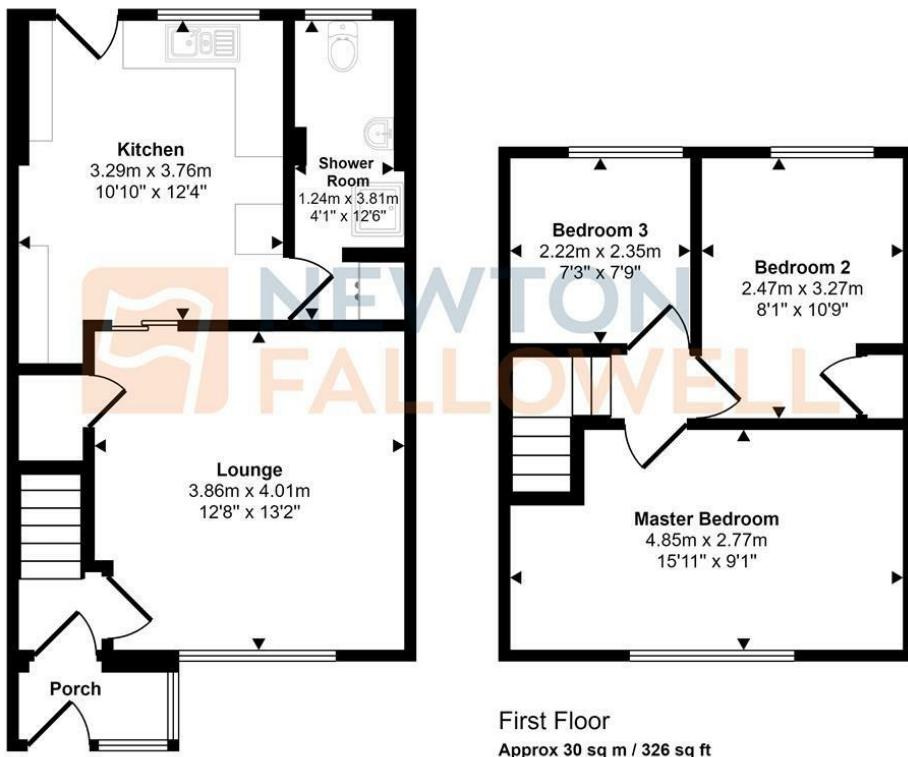
Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

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 whatever in relation to this property.



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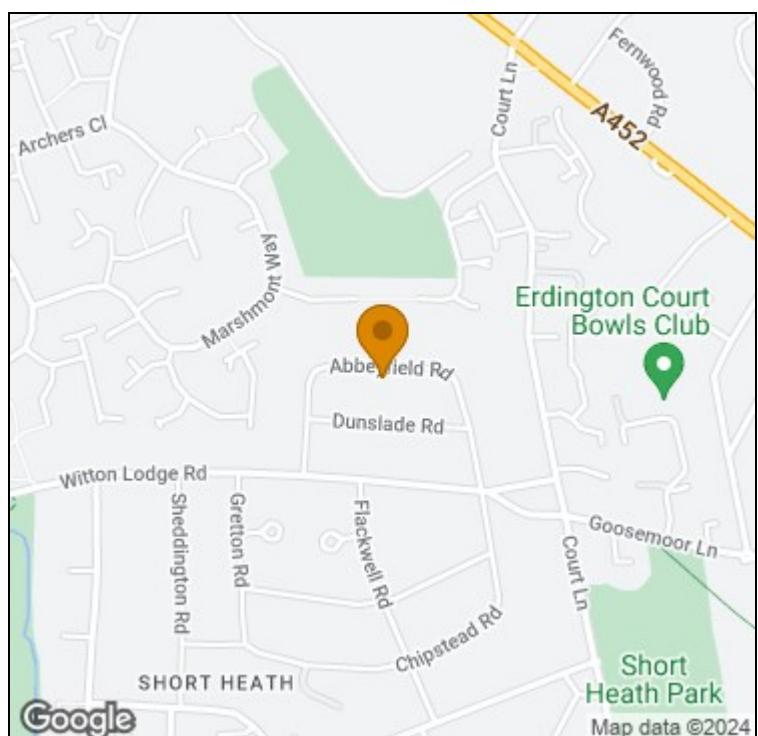
Approx Gross Internal Area
71 sq m / 762 sq ft



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 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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