



## Humberstone Road, Erdington

Birmingham, West Midlands, B24 0PY

£725 PCM





NEWTON FALLOWELL are delighted to markert this family home opportunity, situated in a popular location just a short walk away from local amenities and transport links. The property comprises of a spacious lounge, kitchen, downstairs bathroom, three bedrooms and a private rear garden. The property benefits from a large conservatory, front & rear gardens and off road parking. AVAILABLE NOW!!

**Lounge**

13'4"x 12'0" (4.06x 3.66)

**Kitchen**

11'2"x 8'8" (3.40x 2.64)

**Conservatory**

13'0"x 10'3" (3.96x 3.12)

**Bathroom**

8'7"x 5'10" (2.62x 1.78)

**Bedroom 1**

17'9"x 10'3" (5.41x 3.12)

**Bedroom 2**

10'9"x 9'6" (3.28x 2.90)

**Bedroom 3**


7'11"x 7'7" (2.41x 2.31)


**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.

**Draft Details**

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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