



CAMBERLEY, WEST BROMWICH £450.00 PER MONTH

Well-presented split level flat. Briefly comprising of one reception room, fitted kitchen, two double bedrooms, bathroom and storage heaters.

- Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Double Glazing

Entrance Hall

Having door to the front elevation, stairs off and door off to lounge.

Lounge

Having double glazed window to the rear elevation, electric convector heaters, telephone point, T.V Point and carpet flooring.

Kitchen

Having double glazed window to the front elevation, Comprising of fitted kitchen with a range of wall and base units, stainless steel sink drainer 1 1/2 bowls, work surfaces, tiling to splash back, electric oven with electric hob. fitted pantry. the kitchen also has under counter fridge and freezer, tiled flooring and electric heater.

Lower level

Landing

With cupboard and stairs to fire escape.

Bedroom One

Having double glazed window to the front elevation, electric convector heaters and carpet flooring.

Bedroom Two

Having double glazed window to the front elevation and electric convector heaters.

Bathroom

Comprising of bath with shower over, wash hand basin, low level flush W.C, airing cupboard and fully tiled, electric heaters and tiled flooring.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland		England, Wales & N.Ireland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.