



wortonkelly  
Residential Sales & Lettings



## RED LION CLOSE, OLDBURY

### £500.00 PER MONTH

AVAILABLE IMMEDIATELY!!!

WK are pleased To Let First floor flat comprising of a double bedroom, kitchen, lounge and a bathroom. Benefitting from double glazing where specified. EPC 48 (E) DSS CONSIDERED.

- First Floor Apartment
- Lounge
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing

# Accommodation

## Entrance Hall

Stairs leading up to the apartment and a double glazed door to the front.

## Lounge

12' 10" x 12' 7" (3.91m x 3.84m) Double glazed windows to the front elevation, television point and carpeted flooring.

## Kitchen

10' 3" x 6' 11" (3.12m x 2.11m) Accommodating a mix of base and draw units with complimentary work surfaces over, single bowl stainless steel sink/drain, electric cooker point, plumbing for a washing machine and vinyl flooring.

## Bedroom 1

11' x 11' 5" (3.35m x 3.48m) Double glazed window to the front elevation and carpet flooring.

## Bathroom

Comprising of a double glazed window to the rear elevation, bath with a mixer tap with a shower over, wash hand basin and a low level flush w.c



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
				56	59
	48	75			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Wales & N.Ireland			England, Wales & N.Ireland		



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.