

Forsythia Close, Birmingham, B31

£159,995

None

Tenure: Freehold, **Bedrooms:** 2

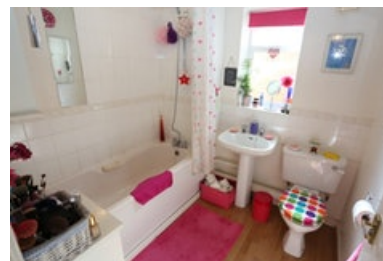
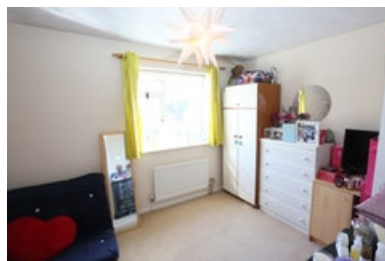
Features * End terraced * Two double spacious bedrooms * Off road parking * Gas Central heating * Double glazing * Mature garden with shrubs and bushes Full Description A well presented two bedroom end terraced property set in a popular location, near to a host of local schools and amenitie

Key features:

- south facing garden
- parking for 2 cars
- peaceful and charming location

Extra info:

- **Property Age:** 24 years
- **Council Tax:** Band C (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Features

- * End terraced
- * Two double spacious bedrooms
- * Off road parking
- * Gas Central heating
- * Double glazing
- * Mature garden with shubs and bushes

Full Description

A well presented two bedroom end terraced property set in a popular location, near to a host of local schools and amenities with good transport links in a much requested and peaceful close. The accommodation comprises in brief; entrance hallway, modern kitchen to the front, spacious lounge to the rear, two double bedrooms, family bathroom and a picturesque south facing garden.

The property further benefits from a driveway providing off road parking for 2 cars, gas central heating and double glazing throughout.

Hall

5'9" x 10'5" (1.75m x 3.18m)

Under stair storage cupboard, laminate flooring, stairs to first floor. Radiator. Doors to lounge and kitchen

Kitchen

10'10" x 7'2" (3.31m x 2.18m)

Double glazed window to front elevation. Matching wall and base units with roll top work surface, stainless steel sink, splashback tiles. Wall mounted boiler. Intergrated glass hob and oven with extractor hood over.

Lounge

15'1" x 13'4" (4.6m x 4.06m)

Radiator. Double glazed french doors leading to rear garden

Bedroom One

13'3" x 9'11" (4.05m x 3.01m)

Radiator. Double glazed window to front elevation

Bedroom Two 13'3" x 8'9" (4.05 x 2.67m)

Radiator. Double glazed window to rear elevation

Bathroom

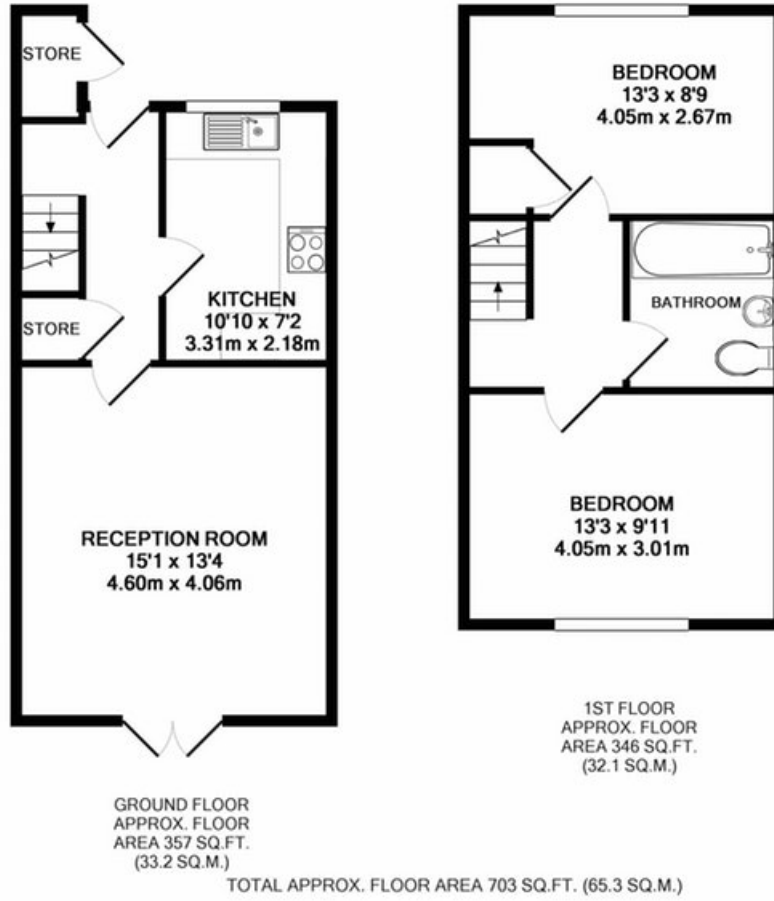
6'5" x 6'6" (1.96m x 1.98m)

Radiator. Low level WC, panelled bath, shower over bath, pedestal sink. Obscure double glazed window.

Garden

Decked patio area, wooden shed, side access gate, mature bushes and shubs to enclosed

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

35, Forsythia Close,
BIRMINGHAM,
B31 1XN

Dwelling type: End-terrace house
Date of assessment: 10 July 2009
Date of certificate: 10 July 2009
Reference number: 8241-6623-6330-1460-8092
Total floor area: 66 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
(21-25) A			(21-25) A
(26-30) B			(26-30) B
(31-35) C			(31-35) C
(36-40) D			(36-40) D
(41-45) E			(41-45) E
(46-50) F			(46-50) F
(51-55) G			(51-55) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	292 kWh/m ² per year	214 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.4 tonnes per year
Lighting	£52 per year	£33 per year
Heating	£445 per year	£356 per year
Hot water	£139 per year	£105 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.
For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 6

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code