

## 81 Foley Road, Ward End, Birmingham, B8 2JT



**Price £525 pcm**

Bergason are pleased to offer this well presented mid terrace three bedroom house in a residential area of Ward End.

- Newly Re-Carpeted
- 3 Bedrooms
- 2 Reception Rooms
- Gas central heating
- Family Home
- Double glazing

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**Price £525 pcm**


Bergason are pleased to offer this well presented mid terrace three bedroom house in the residential area of Ward End.

The accommodation comprises of three bedrooms to the first floor with a family bathroom and shower.

On the ground floor there are two reception rooms, as well as kitchen/dining room with new cooker and washing machine. The property benefits from gas central heating and double glazing.

There is a large garden to the rear and the property has parking to the front of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	68
(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 	

## DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bergason and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of or the vendors.

Equipment: Bergason has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

