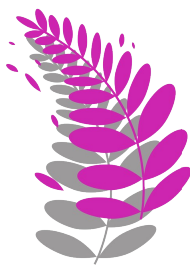


FERNDOWN ESTATES



51 Ely Close, Birmingham, West Midlands, B37 5RT

3 Bed House - End Town House

Offers In Excess Of £160,000

💡 Receptions 1

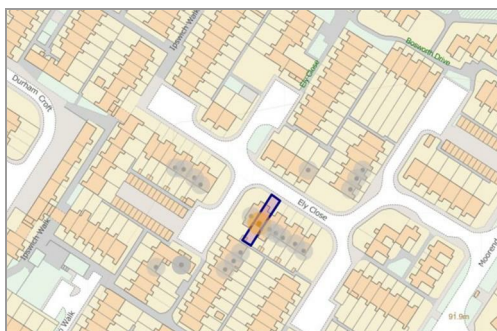
🛏 Bedrooms 3

💧 Bathrooms 2



- WELL PRESENTED MID TERRACE TOWN HOUSE
- THREE BEDROOMS
- SOUTH FACING REAR GARDEN
- AMPLE STORAGE SPACE
- CLOSE TO LOCAL SHOPS, SCHOOLS AND MAJOR TRANSPORT LINKS

- NO UPWARD CHAIN
- OFFROAD PARKING FOR TWO CARS
- BEAUTIFUL MODERN KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS WC
- HD VIDEO WALKTHROUGH AVAILABLE



A WELL PRESENTED & SPACIOUS MID TERRACE FAMILY HOME SPANNING OVER THREE FLOORS WITH NO UPWARD CHAIN. Located in Chelmsley Wood, Ely Close enjoys easy access to local amenities including Excellent Transport Links, Local Shops and Good Schools. The property itself offers Three Bedrooms, Good Size Modern Kitchen Diner, Lounge, Family Bathroom and Downstairs WC. The property comes with ample storage space including a converted cupboard into a functioning Utility Area and Integral Garage. With Off Road Parking for Two Cars and a south facing Family Garden to the rear, this spacious property makes an Ideal Family Home and at a great price, perfect for First Time Buyers and Investors too.

Overview & Approach



Ely Close is a well presented Mid Terrace Town House located off Moorend Avenue in Chelmsley Wood positioned just outside the border of Marston Green in North Solihull within the West Midlands Region.

The spacious property benefits from Three Bedrooms, a good size modern Kitchen Diner, Lounge and Downstairs WC.

The area of Chelmsley Wood and Marston Green is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is approached via a block paved driveway with space for two cars, and an integral Garage with front door giving access to the:

Entrance Hallway



Includes two ceiling light points, tiled flooring, two storage cupboards and two further cupboards housing the gas and electric metres. Integral access into the garage

Downstairs WC



Includes low level WC, wash hand basin vanity unit and tiled flooring.

Kitchen Diner



Overlooking the rear of the property with three ceiling light points, matching base units with granite work surfaces and splash back and a granite sink and drainer unit. There is also an integrated dishwasher included and space for a cooker and other appliances. The Kitchen comes with tiled floors, stairs to first floor with an under stair storage cupboard and a door opening out onto the Rear Garden.



First Floor Stairs & Landing



Includes a ceiling light point, two built in storage cupboards and doors leading off to:

Lounge



Overlooking the rear garden with two ceiling points and vinyl flooring.

Bedroom One



Overlooking the front of the property with a ceiling light point and vinyl flooring.

Bedroom Two



Overlooking the front of the property with a ceiling light point, fitted mirrored wardrobes and vinyl flooring.

Second Floor Stairs & Landing

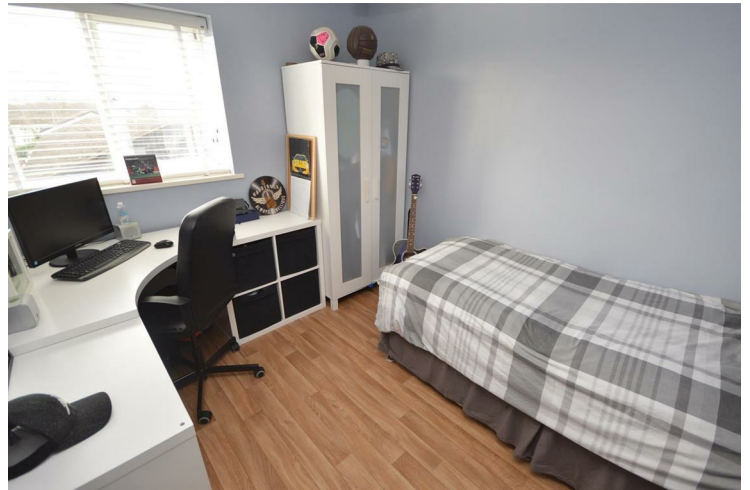


Includes a ceiling light point, loft access and two built in cupboards, one for storage and one for a:

Utility Area

Includes tiled flooring, plumbing for a washing machine, and space for a stacking dryer on top.

Bedroom Three



Overlooking the rear garden with a ceiling light point and vinyl flooring.

Bathroom



We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Non-standard construction. Wimpey No Fines

Overlooking the rear garden with a ceiling light point, panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled flooring and underfloor heating.

Garage

Includes power, lighting and motorised up and over door.

Rear Garden



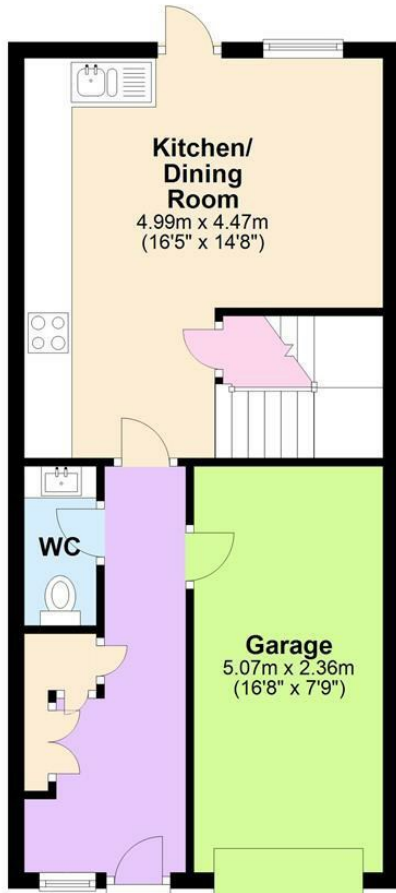
A south facing rear garden with a block paved patio area which fronts a central path with grass lawn either side. There is gated access to the rear, with a brick built, and timber shed also included,

Additional Information

Ely Close

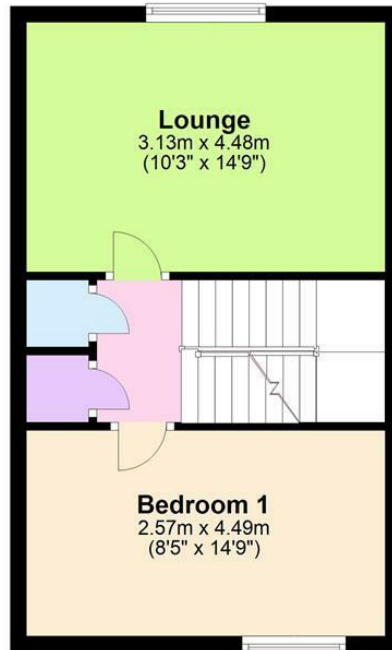
Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Second Floor

Approx. 34.6 sq. metres (371.9 sq. feet)

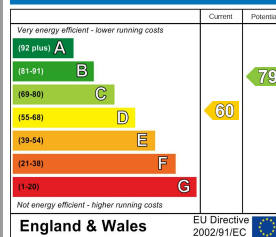


Total area: approx. 114.5 sq. metres (1232.5 sq. feet)



PROPERTY MISEDDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

