

33 Orchid Close, Birmingham, West Midlands, B37 7WE

2 Bed House - End Terrace

🏠 Receptions 1

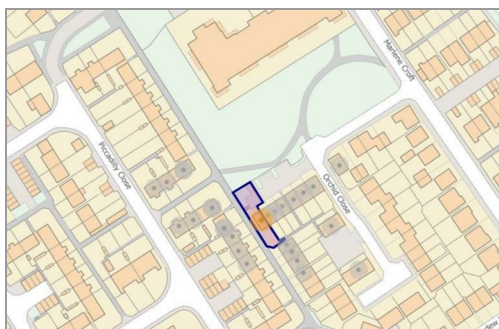
🛏 Bedrooms 2

🚿 Bathrooms 1

**Offers In The Region Of  
£180,000**



- MODERN END TERRACED PROPERTY
- OFF ROAD PARKING
- STYLISH KITCHEN
- GOOD SIZE LOUNGE
- CLOSE TO LOCAL SHOPS, SCHOOLS & MAJOR TRANSPORT LINKS
- TWO DOUBLE BEDROOMS
- WELL PRESENTED REAR GARDEN
- FAMILY BATHROOM & GUEST WC
- IDEAL HOME FOR FIRST TIME BUYERS, FAMILIES & INVESTORS
- HD VIDEO WALKTHROUGH AVAILABLE



## 33 Orchid Close, Birmingham, West Midlands, B37 7WE

A WELL PRESENTED MODERN END TERRACED PROPERTY IN A GREAT LOCATION. The property offers Two Double Bedrooms, Family Bathroom and Guest WC, a Stylish Kitchen equipped with Integrated Appliances and a Spacious Lounge. There is Off Road Parking to the front of the property and a good size Rear Garden with gated side access. An ideal home for First Time Buyers, Families or Investors.

### Overview & Approach



Orchid Close is a modern end terraced property, located off Marlene Croft in Chelmsley Wood, North Solihull within the West Midlands.

The property benefits from two double Bedrooms, stylish fitted Kitchen with integrated appliances and a good size family Rear Garden.

The area of Chelmsley Wood 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 shared driveway with one allocated parking space which then leads up to a canopy porch.

### Entrance Hallway



Includes a ceiling light and radiator point, stairs to the first floor and doors leading off to the Kitchen and:

### Guest WC



Overlooking the front of the property with a ceiling light and radiator point, pedestal wash hand basin with tiles above, low level WC and tiled flooring.

**Kitchen**



Overlooking the front of the property with a ceiling light and radiator point, matching wall and base units with work surfaces, stainless steel sink and drainer unit and tiled flooring. The Kitchen offers a built in oven with four gas burner hob and extractor above, an integrated fridge and freezer, plumbing for a washing machine and space for other appliances. The boiler is located in a wall mounted cupboard.



**Lounge**



Overlooking the rear of the property with a ceiling light and radiator point, under stair storage cupboard and patio doors opening out onto the Garden.



**Stairs & Landing**



Includes a ceiling light point, loft access and doors leading off to:

**Bedroom Two**



Overlooking the front of the property with a ceiling light and radiator point and an airing cupboard above the stairwell.

**Bedroom One**



Overlooking the Rear Garden with a ceiling light and radiator point.



### Bathroom



Includes a ceiling light and radiator point, paneled bath with electric shower over, pedestal wash hand basin, low level WC and tiled flooring.

### Rear Garden



The Rear Garden includes a small block paved patio area with pergola, grass lawn and raised decking area to the foot of the Garden with gravel bedding and fence boundaries. There is also gated access to the side.



### Additional Information

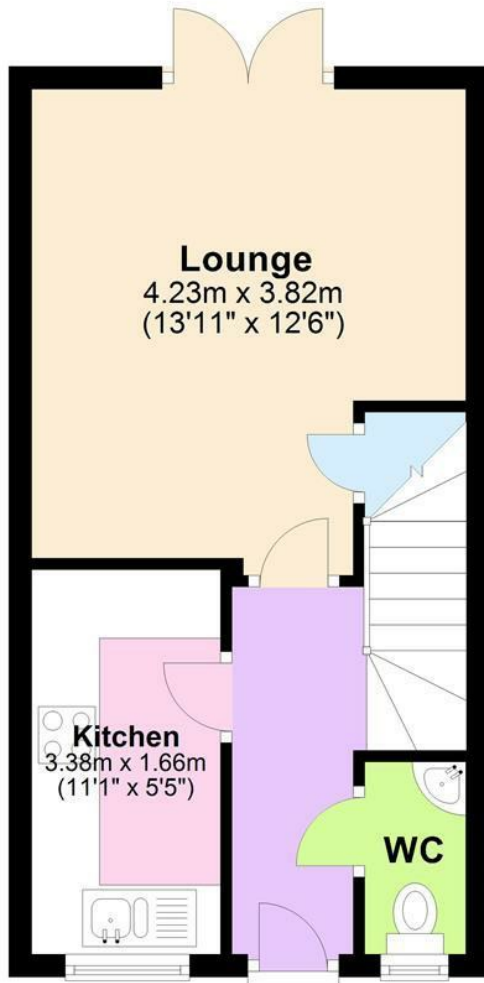


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

# Orchid Close

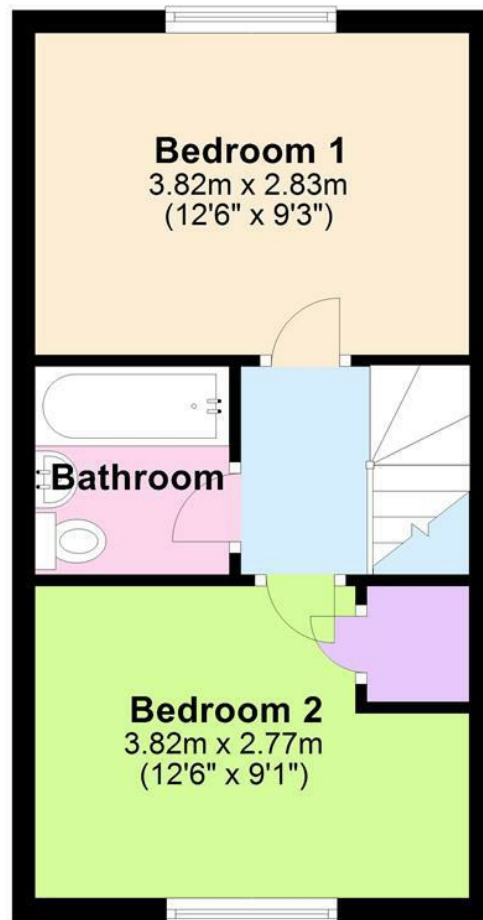
## Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)

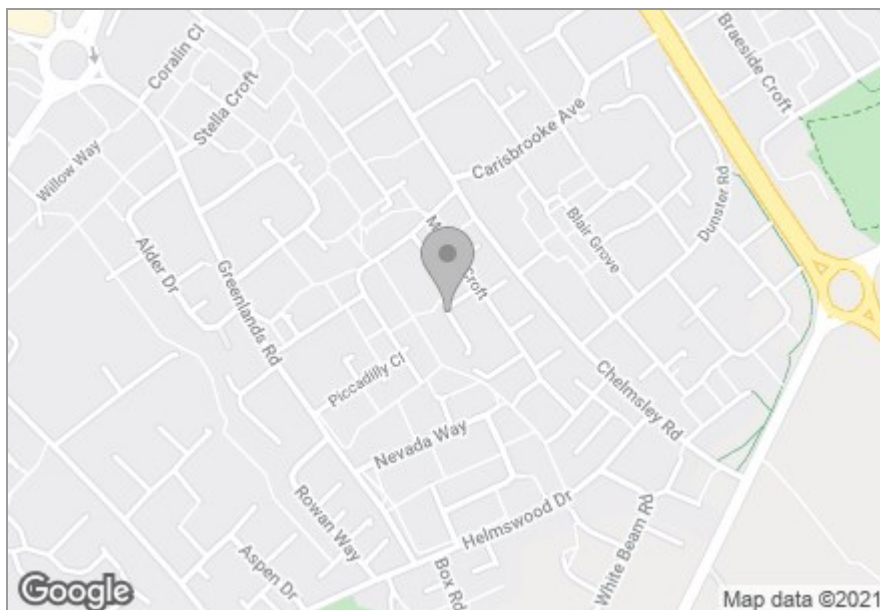


## First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 sq. feet)



PROPERTY MISEDSCRIPTIONS 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 (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	98		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p><b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	