



## 65 Nineacres Drive

Chelmsley Wood , Birmingham, B37 5DE

- 3 Bedrooms
- Kitchen/Diner
- Large Lounge
- Bathroom

**Asking Price Of £159,950**

EPC Rating 'TBC'





## Property Description

New to the market, This 3 Bedroom property is Chain free and perfect for a first time buy or investment.

close to local schools, shops and transport links you cant go wrong.

### Ground Floor

#### Hall

Utility cupboard, open plan, uPVC double glazed entrance door, Stairs, doors to:

#### Lounge

5.88m (19'4") x 3.20m (10'6")

Double glazed window to front, two radiators, sliding door rear patio door leading to garden.





### **Kitchen/Dining Room**

5.88m (19'4") x 3.41m (11'2") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, double glazed window to rear, double glazed window to front, Storage cupboard, double radiator, uPVC double glazed rear door.

### **First Floor**

#### **Landing**

Storage cupboard, doors to.

#### **Bedroom 1**

3.92m (12'10") x 2.47m (8'1") Double glazed window to front, radiator and various PowerPoints.

#### **Bedroom 2**

3.92m (12'10") x 2.27m (7'6") Double glazed window to front, Storage cupboard, radiator, and various PowerPoints.

#### **Bedroom 3**

2.87m (9'5") x 2.29m (7'6") plus 0.18m (0'7") x 0.18m (0'7")

Double glazed window to rear, radiator and various PowerPoints.



### **Bathroom**

Fitted with two piece suite comprising bath with electric shower over and wash hand basin, tiled splashbacks, double glazed window to rear.

### **WC**

Double glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC,

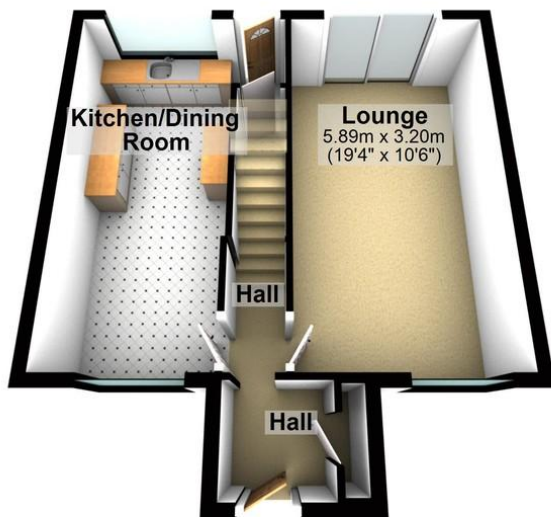
### **OUTSIDE:**

To the front, enclosed private front garden with a variety of shrubs.

Enclosed rear garden with a variety of plants and shrubs, brick-built shed.



### Ground Floor



### First Floor



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