



smarthomes

Chinn Brook Road

Billesley, Birmingham, B13 0NB

- A Beautifully Presented Mid-Terrace Property
- Two Double Bedrooms
- Re-Fitted Bathroom
- Extensive South Facing Rear Garden

£235,000

EPC Rating - 56

Current Council Tax Band - A





Property Description

The property is set back from the road behind a printed concrete driveway providing off road parking with fencing and hedging to side boundaries and a UPVC double glazed sliding door leading into

Enclosed Porch

With engineered Oak flooring, light point and a further UPVC double glazed door leading to

Entrance Hallway

With ceiling spot lights, engineered Oak flooring, stairs leading to the first floor accommodation and oak door leading off to



Through Lounge/Diner

Lounge to Front

16' 0" x 11' 9" (4.9m x 3.6m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, oak door to under stairs storage cupboard, feature marble fireplace with living flame gas fire and opening into



Dining Area to Rear

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed sliding patio doors leading to rear garden, wood effect flooring, wall mounted radiator and ceiling light point

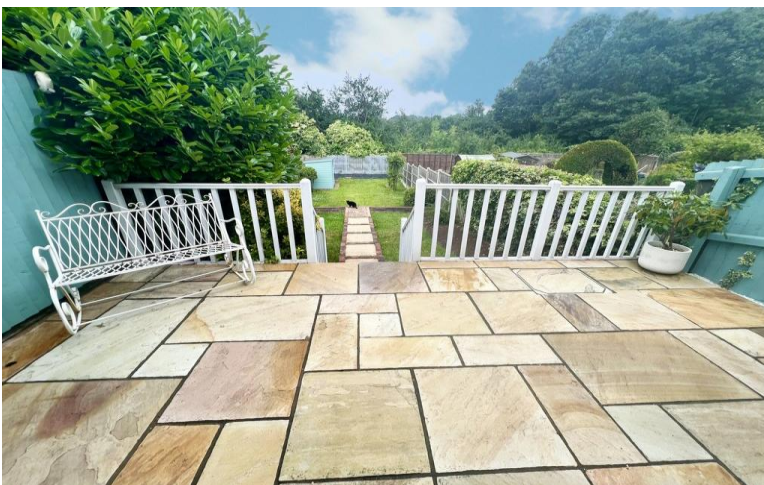


Modern Fitted Kitchen to Rear

9' 2" x 7' 2" (2.8m x 2.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, ceiling light point and a UPVC double glazed window to the rear aspect

Landing

With ceiling spot lights, useful storage cupboard, access to a boarded loft space and oak doors leading off to



Bedroom One to Front

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and a useful walk in storage cupboard with spot lights

Bedroom Two to Rear

12' 9" x 9' 6" (3.9m x 2.9m) With double glazed window to rear elevation, freestanding corner wardrobe, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

7' 2" x 6' 6" (2.2m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome vertical radiator, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation



Extensive South Facing Rear Garden

Being mainly laid to lawn with a sandstone patio, timber framed shed, access to property frontage, planted shrubs and panelled fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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