



smarthomes

Chinn Brook Road

Billesley, Birmingham, B13 0LU

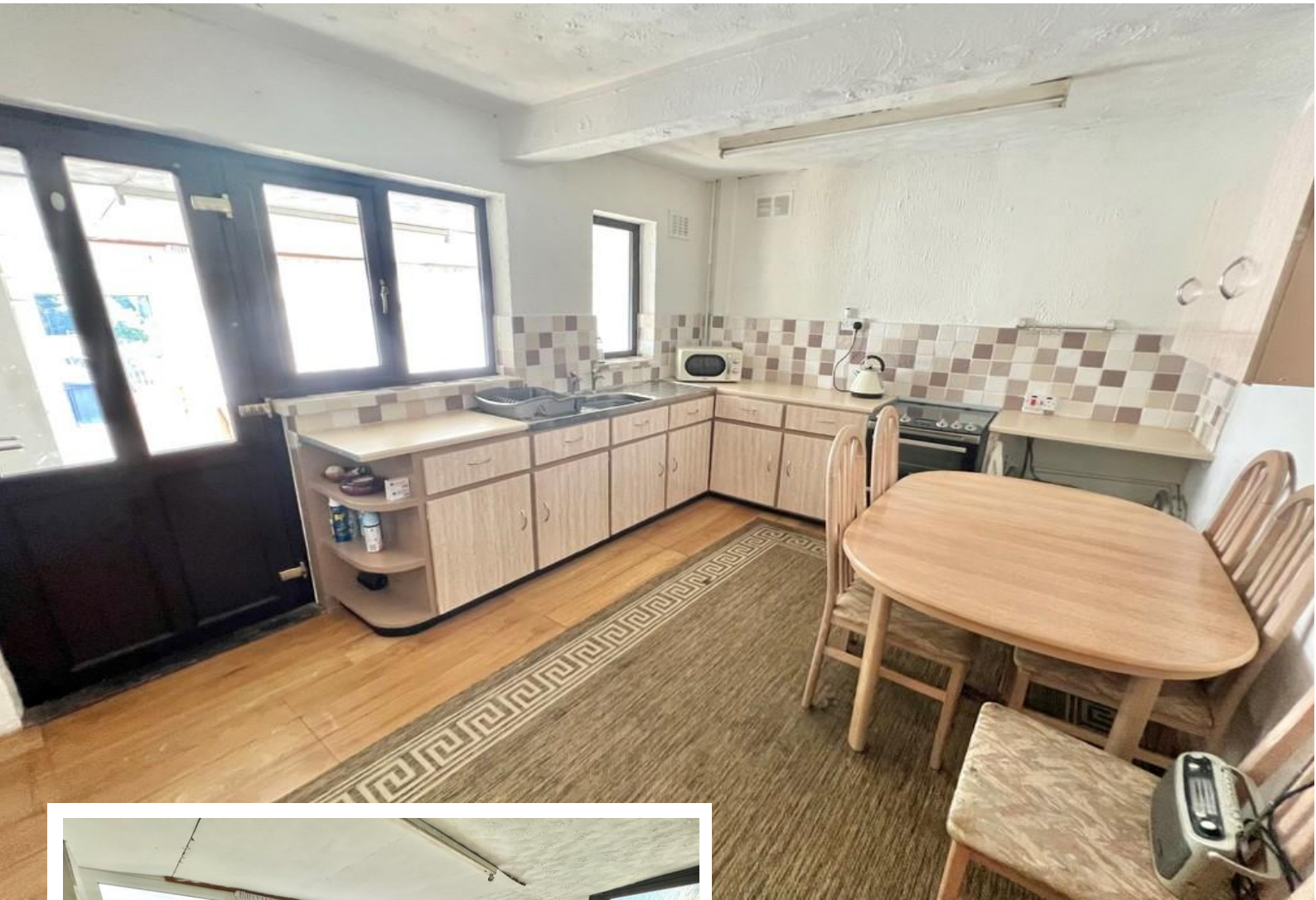
- A Mid-Terrace Property Requiring Internal Modernisation
- Three Bedrooms
- South Facing Rear Garden
- No Upward Chain

£180,000

EPC Rating - TBC

Current Council Tax Band - A





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to a UPVC double glazed door leading into

Enclosed Porch

With a double glazed window to property frontage and opening into

Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading off to



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, laminate flooring, ceiling light point, useful under stairs storage cupboard and door to



Kitchen/Diner

15' 1" x 9' 6" (4.6m x 2.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker, tiling to splash back areas, wood effect flooring, radiator, two ceiling light points, two double glazed windows to the rear aspect and composite door leading to



Lean To

17' 0" x 8' 10" (5.2m x 2.7m) With UPVC double glazed window to rear, UPVC doors to side and rear, space and plumbing for washing machine, ceiling light point, wood effect flooring and bi-fold door to

Guest W.C

With a mid flush W.C, obscure UPVC double glazed window to rear and wood effect flooring

Landing

With ceiling light point, loft hatch and doors leading off to



Bedroom One to Front

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

Bedroom Two to Rear

12' 9" x 9' 6" (3.9m x 2.9m) With double glazed window to rear elevation, wall mounted gas central heating boiler, radiator and ceiling light point



Bedroom Three to Rear

9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

7' 2" x 5' 10" (2.2m x 1.8m) Being fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush W.C. Radiator, ceiling light point and an obscure double glazed window to the front elevation



South Facing Rear Garden

Being mainly laid to lawn with paved patio, storage shed, mature shrubs and bushes, panelled fencing to boundaries and gated rear access

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



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