



**Black and White**  
CLEARLY A BETTER SERVICE

64 PICCADILLY CLOSE, BIRMINGHAM, B37 7LQ  
OFFERS IN EXCESS OF £150,000

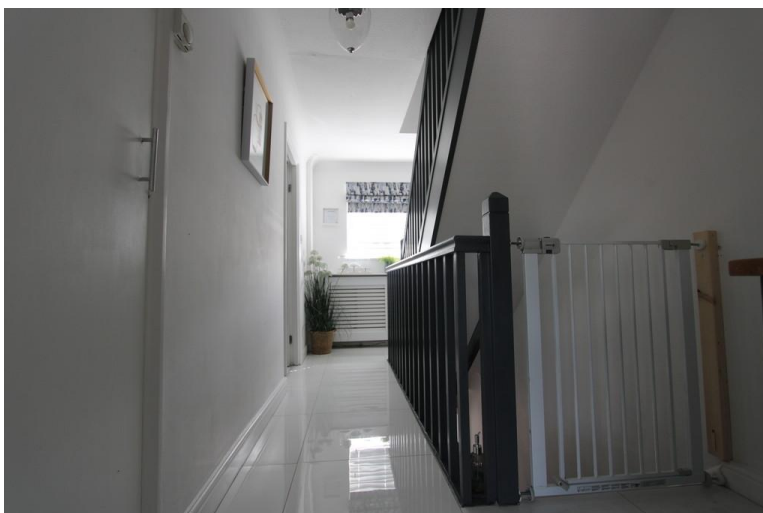






64 Piccadilly is a well-presented 3-bedroom duplex maisonette situated in the heart of Chelmsley Wood, close to local schools, shops and transport links. The property benefits from Gas central heating, double glazing, fitted kitchen, fitted bathroom and rear garden area.

Ground floor



### Entrance

On approach through a private gated entrance decorated with various plants and edged with trellis fencing for privacy, you enter through a Double-glazed front door into the hallway housing Stairs, storage cupboard and a door to:



## WC

Fitted with two-piece suite comprising, vanity wash hand basin with cupboard under and mixer tap, low-level WC and extractor fan.

1st Floor



## Landing

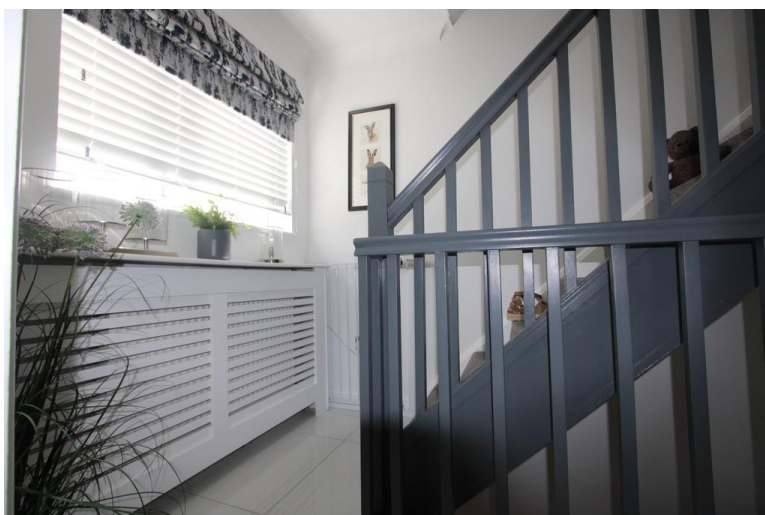
Housing Stairs with spindle banister, Ceramic tiled flooring, Radiator, and storage Cupboard.



## Kitchen Area

3.36m (11') x 3.35m (11') plus 3.18m (10'5") x 3.18m (10'5")

Modern fitted kitchen with a matching range of base and eye level units with worktop space over, ceramic sink with single drainer, stainless steel mixer taps and tiled splashbacks, built-in integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in fan assisted oven, built-in four ring electric with extractor hood over, UPVC Double glazed window to front.



## Lounge 5.38m (17'8") x 3.36m (11')

Large lounge area with fitted carpet throughout, Upvc double Glazed Window to rear, radiator and various PowerPoints.





2nd Floor

**Landing**

Housing Stairs with spindle banisters, fitted carpet and storage cupboards.



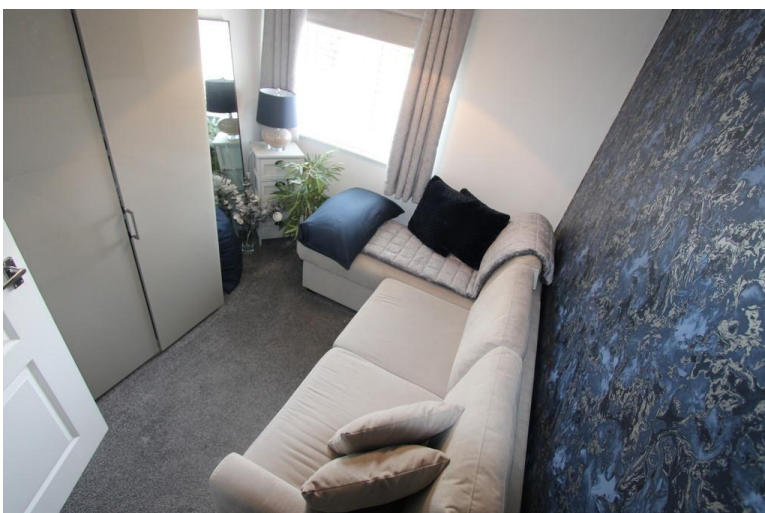
**Bedroom 1** 3.84m (12'7") x 2.85m (9'4")

Fitted Carpet, UPVC Double Glazed Window to rear, radiator and various PowerPoints.



**Bedroom 2** 3.35m (11') x 2.02m (6'8")

Fitted Carpet, UPVC double glazed Window to front, radiator and various PowerPoints.



**Bedroom 3** 2.82m (9'3") x 2.43m (8') plus

3.40m (11'2") x 3.40m (11'2")

Fitted Carpet, UPVC double glazed Window to rear, radiator and various PowerPoints.



## Bathroom

Fitted with a modern four-piece suite comprising jacuzzi bath with mixer tap and shower head, vanity wash hand basin with mixer tap and low-level vanity WC with enclosed cistern, recessed shower area with fitted electric shower, tiled splashbacks, and Colour changing spots for mood preference, UPVC double glazed window to front, heated towel rail and shelf storage.

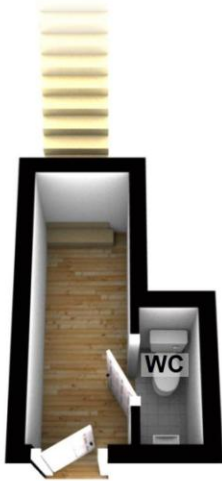


## Rear Garden

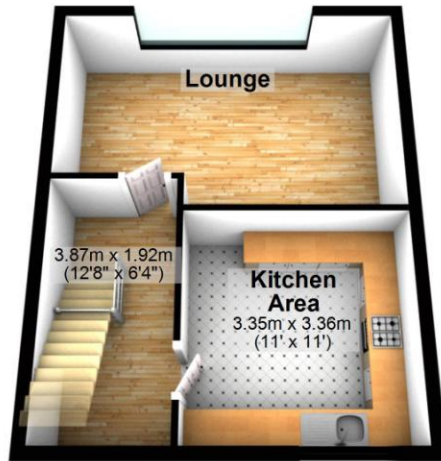
Private rear garden with decorative stone, various plants and trees including fruit trees and space for seating area the perfect spot to relax.



**Ground Floor**



**First Floor**



**Second Floor**

