



smarthomes

Chinn Brook Road

Billesley, Birmingham, B13 0LY

- A Well Maintained End-Terrace Property
- Three Bedrooms
- South Facing Rear Garden
- No Upward Chain

Offers in Region of £200,000

EPC Rating - 60

Current Council Tax Band - B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with a low level wall to boundaries and a UPVC double glazed door leading into

Entrance Hallway

With an obscure UPVC double glazed window to front, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

16' 3" x 12' (4.95m x 3.66m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, wood effect flooring, living flame gas fire with brick surround, door to under stairs storage cupboard and door to



Fitted Kitchen to Rear

9' 6" x 9' 4" (2.9m x 2.84m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas and floor, ceiling light point, UPVC double glazed door and window to the rear aspect and door to



Ground Floor Shower Room to Rear

9' 5" x 5' 5" (2.87m x 1.65m) Being fitted with a white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

Landing

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



Bedroom One to Front

17' 4" x 11' 0" (5.28m x 3.35m) With double glazed window to front elevation, radiator, ceiling light point and over stairs storage cupboard with gas central heating boiler



Bedroom Two to Rear

12' 10" x 9' 6" (3.91m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

7' 8" x 7' 6" (2.34m x 2.29m) With double glazed window to rear elevation, radiator and ceiling light point



South Facing Rear Garden

Being mainly laid to lawn with paved patio area, planted shrubs and bushes, ornamental pond, panelled fencing to boundaries and gated access to shared driveway giving access to

Garage

With side hung doors for vehicular 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 vendor. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.