



**Black and White**  
CLEARLY A BETTER SERVICE

102 PICCADILLY CLOSE, CHELMSLEY WOOD, BIRMINGHAM,  
B37 7LQ    £180,000





New to the market, this 3 Bedroom property is chain free! Close to shops, schools and transport links. Situated in Chelmsley Wood.

### **Ground Floor**

#### **Porch**

Entering via the uPVC double glazed entrance door, in to the porch area , Housing the Utility cupboard, stairs leading to upstairs and doors to:

#### **Kitchen/Dining Room**

5.70m (18'8") x 3.79m (12'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, uPVC double glazed bay window to rear, uPVC double glazed window to front, Storage cupboard under the stairs, uPVC double glazed rear door

#### **Lounge**

5.70m (18'8") x 3.31m (10'10")

UPVC double glazed window to front, radiator, decorative fireplace, uPVC double glazed sliding patio door.



## First Floor

### Landing

Boiler cupboard, doors to.



### Bedroom 1

3.76m (12'4") x 3.35m (11')

UPVC double glazed window to front, radiator, door to:

### Bedroom 2

4.02m (13'2") x 3.75m (12'4")

UPVC double glazed window to front, Storage cupboard, radiator, door to:



### Bedroom 3

2.84m (9'4") x 2.39m (7'10") plus 0.12m (0'5") x 0.12m (0'5")

UPVC double glazed window to rear, radiator, door to:



### WC

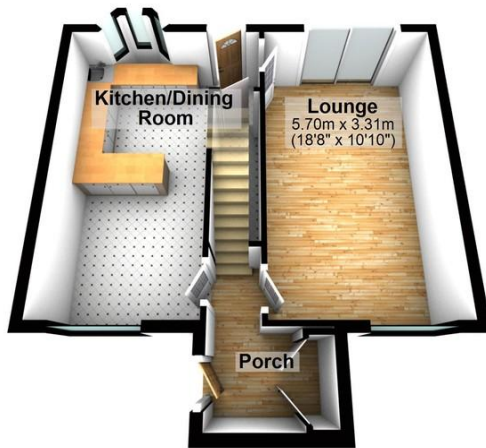
UPVC double glazed window to rear, fitted with low-level WC, door to:

### Bathroom

Fitted with two-piece suite comprising pedestal wash hand basin, uPVC double glazed window to rear, radiator, door to:



Ground Floor



First Floor

