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HOLLY LODGE WALK, CHELMSLEY WOOD, BIRMINGHAM,  
B37 5HG    **GUIDE PRICE £180,000**







Charming 3-Bedroom Home in Chelmsley Wood  
 Discover the appeal of this charming 3-bedroom property situated in Holly lodge Walk, Chelmsley Wood. Boasting a blend of comfort and practicality, this home offers a delightful living environment ideal for families. Conveniently located with easy access to amenities, schools, and transport links, this property presents an excellent opportunity for prospective buyers.

**Ground Floor:**

Upon entering through the UPVC double glazed entrance door, you are greeted by a porch leading to a spacious hallway with a storage cupboard, radiator, and stairs to the first floor.



**The lounge**

(4.51m x 3.91m / 14'10" x 12'10" max)  
 Fitted carpet throughout, featuring a UPVC double glazed window to the front, radiator, and a bi-fold door opening to the kitchen/dining room.





**The kitchen/dining Room** (6.05m x 4.91m / 19'10" x 16'1").

Fitted with a comprehensive range of base and eye level units, complemented by a stainless-steel sink, built-in electric fan-assisted double oven, and gas hob. Three UPVC double glazed windows overlook the rear garden, filling the space with natural light. French patio door leads to the enclosed rear garden



### **First Floor:**

Upstairs, you'll find three well-proportioned bedrooms:

#### **Bedroom 1**

(4.54m x 2.70m / 14'11" x 8'10"):

This spacious bedroom features a UPVC double glazed window to the front and a radiator. Ample space is available for a double bed and additional furnishings, creating a cozy retreat.



#### **Bedroom 2**

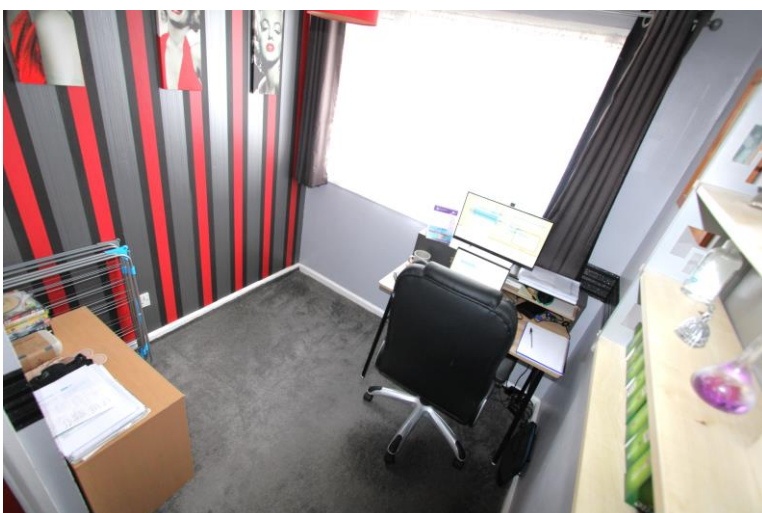
(3.51m x 2.70m / 11'6" x 8'10"):

The second bedroom boasts a UPVC double glazed window overlooking the rear garden, providing a peaceful ambiance. A radiator ensures comfort throughout the year.

#### **Bedroom 3**

(3.02m x 2.11m / 9'11" x 6'11"):

Ideal as a children's room or home office, this bedroom includes a UPVC double glazed window to the front, a convenient storage cupboard, and a radiator.



### **The bathroom**

Fitted with a four-piece suite comprising a bath, wash hand basin, low-level WC, separate shower cubicle and tiled surround. A window to the rear and a heated towel rail completes the space.



**Outdoor Spaces:**

Front Garden: An enclosed garden with a paved pathway welcomes you to the property.

**Rear Garden:**

The enclosed rear garden features a variety of plants and shrubs, along with a lawned area, paved patio with decking, and additional space for outdoor enjoyment.



**Garage:**

A Large 12foot by 18foot garage with an up and over door, UPVC double glazed window to the rear, and UPVC double glazed side door provides convenient parking and storage space.

