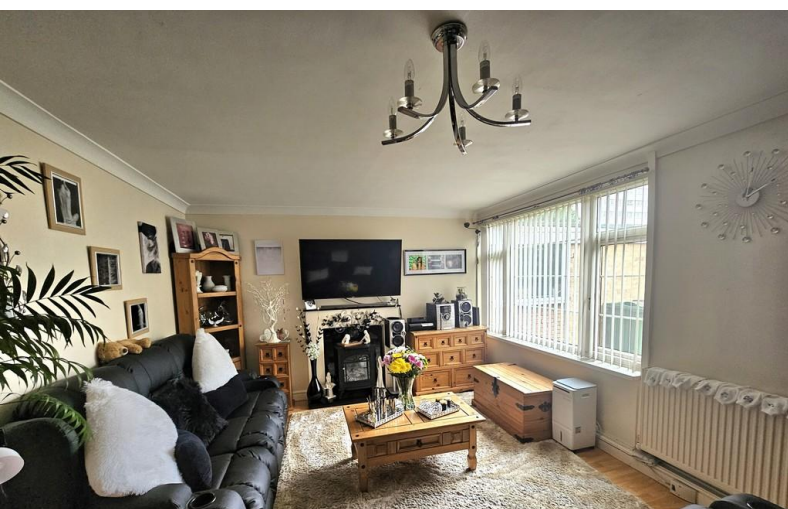


**FOR SALE**



**Bosworth Drive, Chelmsley Wood**

**3 Bedrooms, 1 Bathroom, Town House Property**

**Offers In Region Of £180,000**







- MID TOWNHOUSE PROPERTY
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- COUNCIL TAX BAND A
- PORCH

Martin & Co are pleased to offer this spacious townhouse property ideally located to schools, shops, transport links. The home is approached via a porch that leads to the welcoming lounge. Continuing through the property is a fitted dining kitchen with a breakfast bar table and a range of wall and base units under stairs storage. French doors lead to the rear garden.

On the first floor is a landing with doors to the three nicely proportioned bedrooms that are accompanied by the good sized bathroom with corner bath, separate shower cubicle, W.C. and wash basin.

To the rear is a lawned garden and to the front is a courtyard.

PORCH 6' 0" x 3' 10" (1.83m x 1.17m)

LOUNGE 19' 0" x 12' 0" (5.79m x 3.66m)

KITCHEN/DINER 18' 11" x 8' 8" (5.77m x 2.64m)

LANDING

BEDROOM ONE 12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM TWO 11' 1" x 9' 3" (3.38m x 2.82m)

BEDROOM THREE 9' 4" x 7' 8" (2.84m x 2.34m)

BATHROOM 12' 4" max x 6' 4" min 7' 8" max (3.76m max x 1.93m min x 2.34m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



REAR GARDEN

FRONT COURTYARD

GENERAL INFORMATION PLEASE NOTE WE HAVE BEEN INFORMED THE PROPERTY IS A 'BRYANT WALL FRAME CONSTRUCTION' SO ADVISE CHECKING ON MORTGAGE AVAILABILITY.

COUNCIL TAX BAND - A

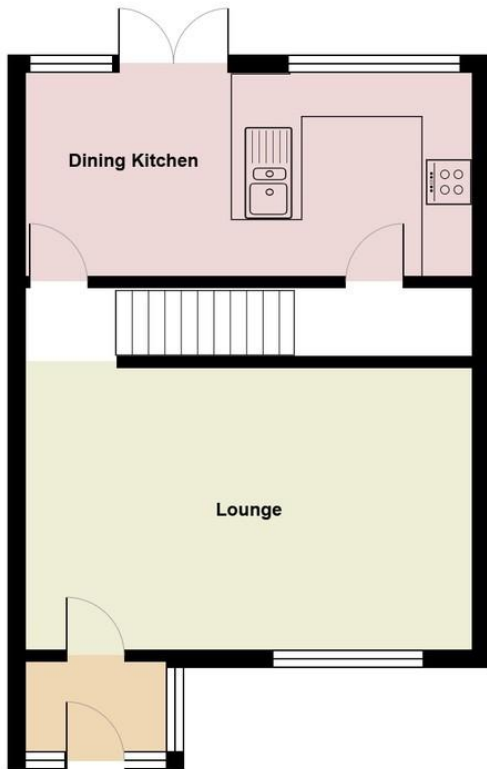
FIXTURES AND FITTINGS as per sales brochure.

#### TENURE

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

