



21 Leyburn Road, Chelmsley Wood, B37 5JY

Offers Around £230,000

Modern end town house - Popular estate - Great schools nearby - Perfect family home with lots of space - NO ONWARD CHAIN - Entrance hall - Ground floor shower room - Utility room - Lounge - Kitchen/diner - First floor WC - Three bedrooms - Second floor family bathroom - Central heating - Double glazing - Driveway - Integral garage - Rear garden - Viewing advised and still permitted in lockdown.

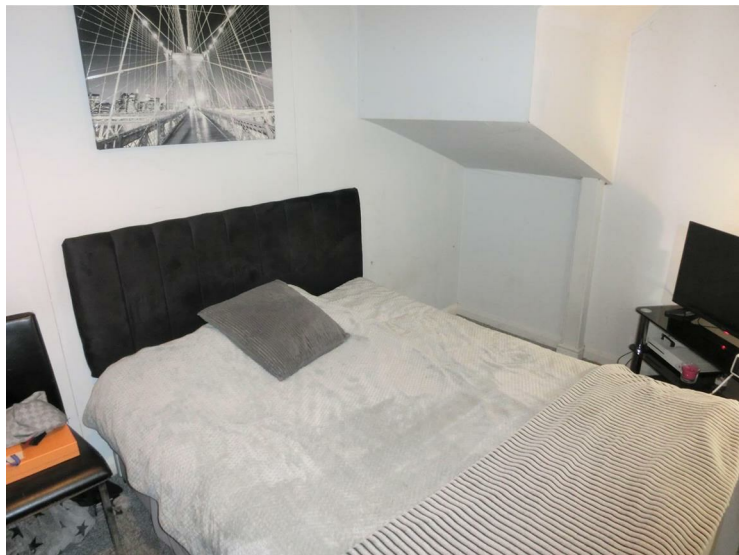
Front

Off road parking via a tarmacadam driveway, access to the integral garage and a path leading to the UPVC opaque double glazed door to:-

Entrance Hall

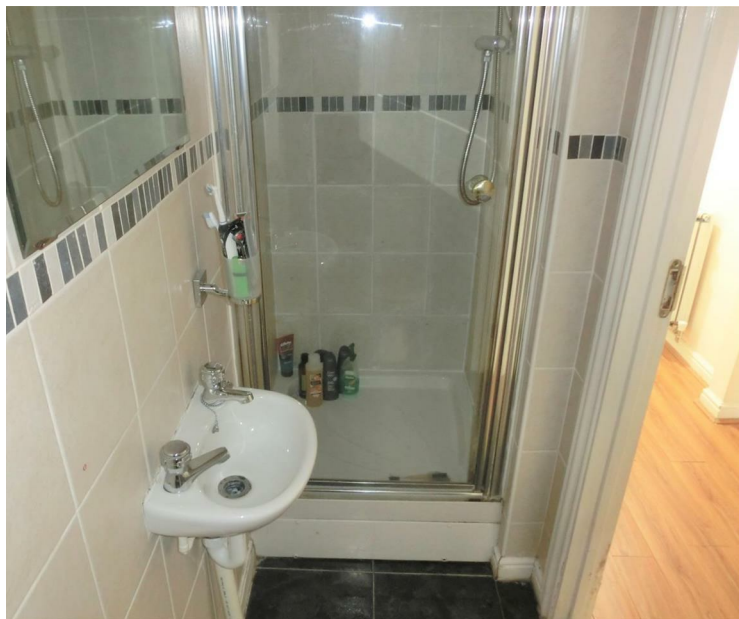
Stairs to the first floor, two storage cupboards, radiator, laminate flooring, power and light points and doors to:-

Integral Garage 7'8 max x 12'1 min (2.34m max x 3.68m min)



Currently being used as a bedroom. With a metal up and over door onto the driveway and a partition wall to the current bedroom

Shower Room 2'8 x 7'10 (0.81m x 2.39m)



Shower cubicle with a bar shower, wall mounted wash/hand basin and a low level flush WC. Tiling to a full height throughout, radiator, extractor fan and ceiling light point

Utility Room 6' x 9'5 (1.83m x 2.87m)

Base units with a work surface over with space and plumbing for appliances. Wall mounted boiler, radiator, power and light points and a hardwood opaque glazed door to the rear garden

Bedroom Three 8'2 x 9'6 (2.49m x 2.90m)

Double glazed window to the rear, radiator, power and light points

First Floor Landing

Stairs to the second floor, laminate flooring, power and light points and doors to:-

WC

Fitted with a low level flush WC and a pedestal wash/hand basin. Tiling to splash prone areas, radiator, tiled floor and ceiling light point

Lounge 14'7 x 13'1 (4.45m x 3.99m)



Double glazed French doors to a Juliet balcony, double glazed window to the front, radiator, marble fireplace with an electric fire, laminate flooring, power and light points

Kitchen/Diner 14'7 x 9'6 (4.45m x 2.90m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel one and a half bowl sink/drain unit with mixer tap and tiling to splash prone areas. Fitted electric oven with a gas hob and extractor hood over and an integrated dishwasher. Two double glazed windows to the rear, radiator, power and light points

Second Floor Landing

Storage cupboard, power and light points and doors to:-

Bedroom One 14'7 x 10'4 (4.45m x 3.15m)



Two double glazed windows to the front, radiator, power and light points and door to the Jack and Jill bathroom

Bedroom Two 12'6 max x 12'7 max (3.81m max x 3.84m max)



Two double glazed windows to the rear, radiator, fitted wardrobes, power and light points and door to the Jack and Jill bathroom

Jack and Jill Bathroom 5'7 x 10'5 (1.70m x 3.18m)



Fitted with a panelled bath with a bar shower over and shower screen, pedestal wash/hand basin and a low level flush WC. Tiling to a full height throughout, radiator, tiled floor, ceiling light points and doors to bedrooms one and two

Rear Garden

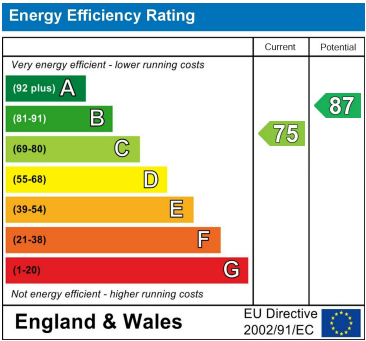
With a patio area to the forefront, timber decked area to the rear, wall and fencing to the perimeter and a gated side access.

Floor Plan

Area Map



Energy Efficiency Graph



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