



## Offers Over £190,000

### Yew Walk, Chelmsley wood, Birmingham, B37 7UP

**\*\* THREE BEDROOMS \* TWO CONSERVATORIES \* FAMILY HOME \* FRONT & REAR GARDENS \*\***

This END TERRACE property is access via a walkway and offers a private front garden, ENCLOSED ENTRANCE PORCH, entrance hallway, DOWNSTAIRS WC, kitchen/dining room, and lounge to the rear. The property has the benefit of a REAR CONSERVATORY and a SIDE CONSERVATORY. The rear garden extends round to the side and is LOW MAINTENANCE. To the first floor there are THREE BEDROOMS (one benefitting from a WALK-IN WARDROBE) and a family SHOWER ROOM. The property is of a non-standard build. Energy Efficiency Rating:- D

#### Approach

The property is approached via a public walkway to the front or to the rear. If you approach via the front walkway, it will lead you to the access gate allowing access to:-

#### Front Garden

Fence perimeters surrounding the private front garden area consisting of a garden laid mainly to lawn with stone covered flower beds to the edges, an access gate to the rear allowing access to the side garden area. Double glazed door to:-

#### Entrance Porch

**5' x 4'3' (1.52m x 1.30m')**

Enclosed entrance porch with double glazed windows to the front and to either side. wood effect flooring, and a storage cupboard housing the utility meters. Further double glazed window to the rear into the guest WC and double glazed door allowing access to:-

#### Entrance Hallway

**16'5" x 6'2" (5.00m x 1.88m)**

Stairs rising to the first floor landing area with open space below, wood effect flooring, radiator, decorative coving finish, a door to the downstairs guest WC, further double glazed door to the side into the side conservatory, open archway to the rear into the lounge and a further open archway to the side the kitchen/dining room.

#### Guest WC

**3'11" x 3' (1.19m x 0.91m)**

Suite comprised of a low flush WC and a wall mounted wash hand basin. Wood effect flooring, partly tiled walls, wall mounted boiler, decorative coving finish to the ceiling and a double glazed window to the front.

#### Kitchen/Dining Room

**16'5" x 9'2" (5.00m x 2.79m)**

Range of wall mounted and floor standing base units with display units incorporated and a work surface over incorporating a double sink unit with a mixer tap over. Under unit lighting, tile effect flooring, and a flat column design radiator. Integral appliances consist of an eye level Logik oven and a New World gas hob. Plumbing for a washing machine, partly tiled walls, decorative coving finish to the ceiling and a double glazed bow window to the front.

#### Lounge

**15'9" x 12'1" (4.80m x 3.68m )**

Double galzed window to the side, double glazed sliding patio doors to the rear allowing access to the rear conservatory area. radiator, decorative coving finish to the ceiling, and dado rail to the walls. Decorative ceiling roses to the ceiling, wood effect flooring, and a decorative wooden style beam over the niche inset to the chimney breast area.

#### Side Conservatory

**12'5" x 8'6" (3.78m x 2.59m)**

Partly brick built with double glazed windows to the front, to the side, and to the rear. Radiator, wood effect flooring, double glazed door to the front into the side garden area and a further double glazed door to the side also allowing access to the side garden area.

#### Rear Conservatory

**14' x 7'11" (4.27m x 2.41m)**

Partly brick built with double glazed windows over to the rear, and to either side with a set of double glazed double doors also to one side allowing access to the rear garden area. Stone effect flooring.

### FIRST FLOOR

#### Landing

Loft access via the hatch area, double glazed window to the side and a decorative coving finish to the ceiling. Doors to:-

#### Bedroom One

**13'6" x 9'5" (4.11m x 2.87m )**

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area. Open archway to the walk in wardrobe area (6'4" x 3')



Bedroom Two

12' x 9' (3.66m x 2.74m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and dado rail to the walls.

Bedroom Three

9'5" x 6'10" (2.87m x 2.08m )

Double glazed window to the rear, radiator, and a decorative coving finish to the ceiling area.

Bathroom

8'7" x 6'1" (2.62m x 1.85m)

Suite comprised of a corner shower cubicle with a boiler fed rainfall shower over and further detachable shower head. Low flush WC and a pedestal wash hand basin with ornate fittings. Storage cupboard, radiator, decorative coving finish to the ceiling and a double glazed window to the front. Wood effect flooring, sensor light to the ceiling and a spotlight inset to the shower area. Tiling to the walls with a decorative dado tile inset.

OUTSIDE

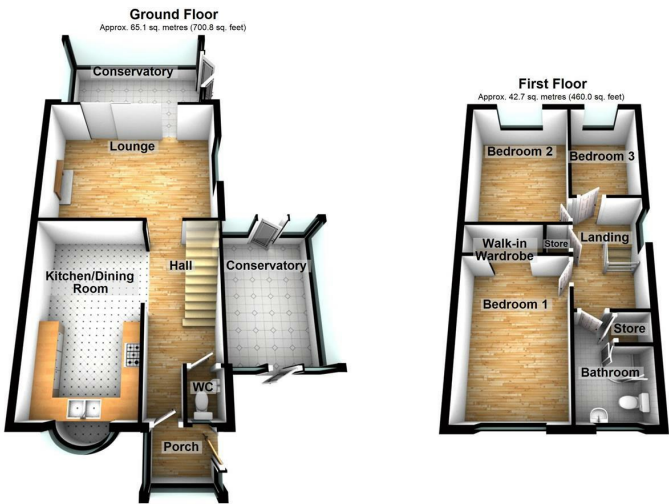
Side Garden

Decked pathway to the front of the side conservatory area leading to the access gate also to the front allowing direct access to the front garden area. Paved pathway to the side of the conservatory with a low wall retaining flower bed to the base of the fence area, further paved patio

area creating a low maintenance side area with an access gate inset to the low fence divide leading to the rear garden area. The rear garden area consists of paved, artificial lawn areas and stone areas again creating a low maintenance rear garden area. Decorative low wall raised flower bed borders which are stone covered, timber shed and a further access gate to the rear into a further communal walkway area.

Rear Garden

The rear garden area consists of paved, artificial lawn areas and stone areas again creating a low maintenance rear garden area. Decorative low wall raised flower bed borders which are stone covered, timber shed and a further access gate to the rear into a further communal walkway area.



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

