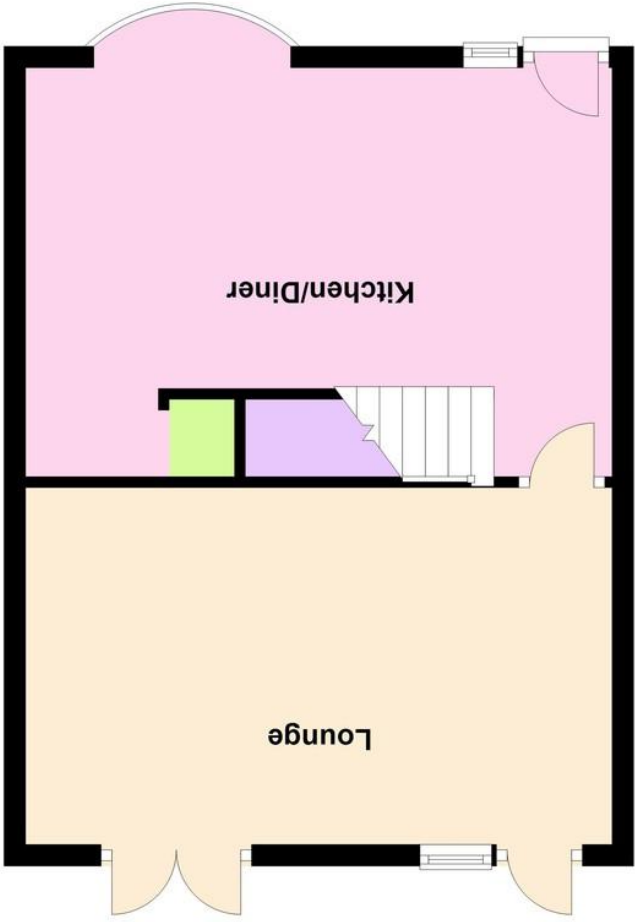
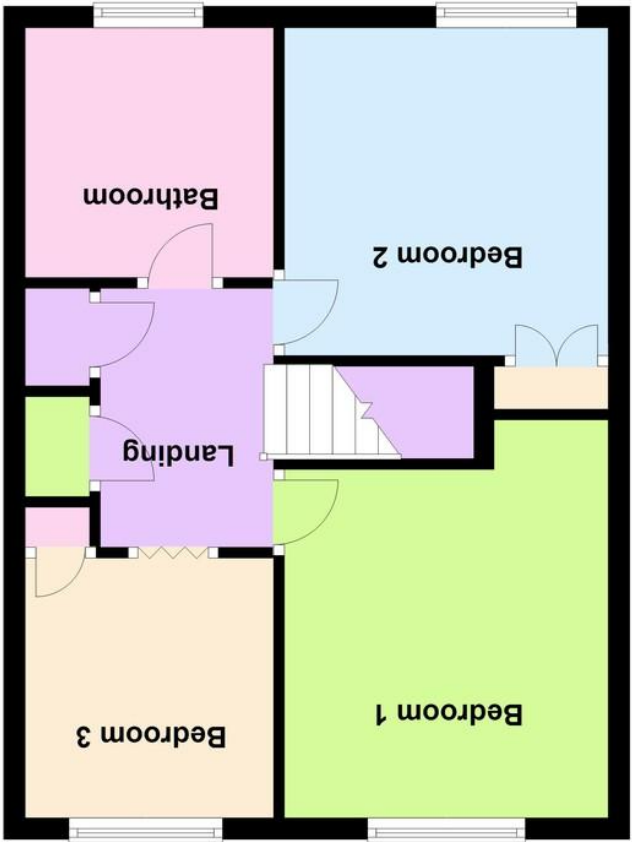


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

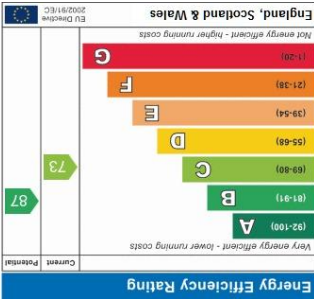
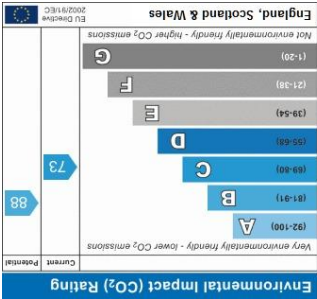


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- MID TERRACED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- OPEN PLAN FITTED KITCHEN / DINER
- FRONT AND REAR GARDENS
- FAMILY BATHROOM

Friars Walk, Chelmsley Wood, B37 6SP

Offers over £140,000



Property Description

DRAFT DETAILS ***AWAITING APPROVAL Green & Company are delighted to offer for sale this beautifully presented three bedroom mid terraced family home which would make an ideal purchase for a first time buyer. The property briefly comprises a lounge, open plan refurbished and refitted kitchen / diner, three well proportioned bedrooms and a family bathroom.

Viewing is highly recommended to appreciate the size and standard of accommodation on offer.

The property is approached via a lawned fore garden with paved pathway giving access to front door into the open plan kitchen / diner.

OPEN PLAN KITCHEN / DINER 17' 11" x 12' 6" x 8'0' (5.46m(max) x 3.81m(max) x 2.43(min) Refurbished and refitted kitchen having double glazed bow window to the front elevation, central heating radiator, stairs to the first floor landing, door to lounge and having ceramic tiled flooring to the kitchen area and laminate flooring to the dining area. Being fitted to comprise a range of matching wall and base level units with work surface over incorporating a stainless steel sink unit with drainer and mixer taps, space and plumbing for an automatic washing machine, space for a freestanding cooker, space for further white goods and complementary splash back tiling.

LOUNGE 17' 11" x 10' 11" (5.46m(max) x 3.33m(max) Having double glazed window to the rear elevation, further double glazed French doors opening out to the rear garden and central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING Having two built-in storage cupboards and doors off to all bedrooms and bathroom.

BEDROOM ONE 12' 4" x 11' 2" x 9'11" x 8'0" (3.76m(max) x 3.4m(max) x 2.77m(min) x 2.43(to wardrobes) Having double glazed window to the rear garden, central heating radiator and fitted wardrobes.

BEDROOM TWO 9' 8" x 10' 0" (2.95m x 3.05m) Having double glazed window to the front elevation, central heating radiator and fitted wardrobes.

BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m) Having double glazed window to the front elevation and fitted storage.

FAMILY BATHROOM Having double glazed opaque window to the front elevation and central heating radiator. Being fitted with a suite comprising a panelled bath with shower over and shower screen, pedestal hand wash basin, low level flush w.c unit and complementary splash back tiling.

OUTSIDE

REAR GARDEN Being low maintenance with Cotswolds stones, stepping stone pathway, enclosed fenced boundaries and rear gated access.

FIXTURES AND FITTINGS as per sales particulars.

TENURE The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.