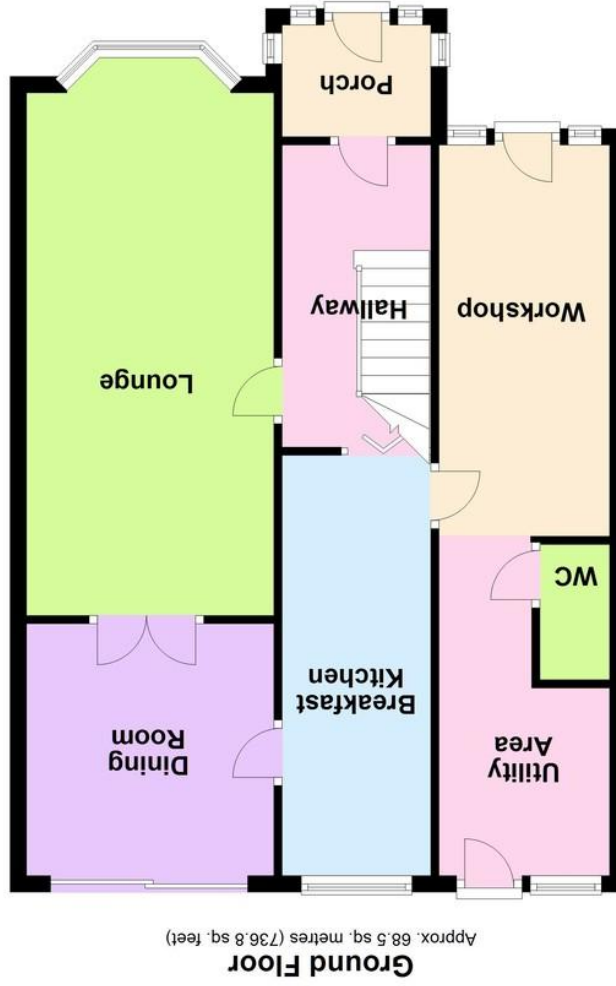
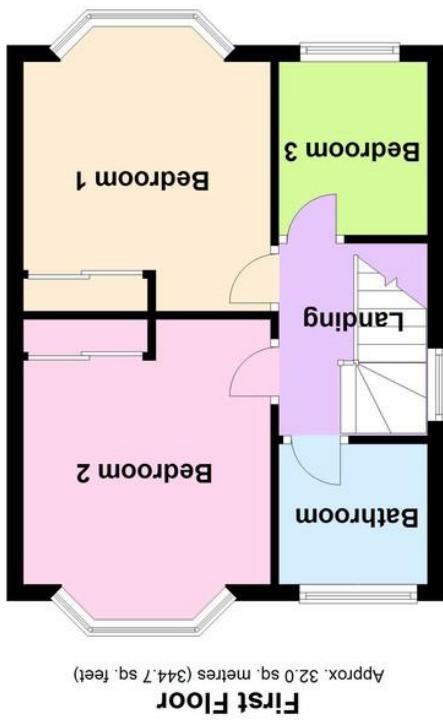


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 100.5 sq. metres (1081.5 sq. feet)



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.

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Walmley | 0121 313 1991



- A WELL PRESENTED EXTENDED DETACHED HOUSE
- POPULAR CUL DE SAC LOCATION
- EXTENDED THROUGH LOUNGE
- SEPARATE DINING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- MULTI FUNCTIONAL UTILITY/WORK SHOP



3 Chestergate Croft, Pype Hayes, Birmingham, B24 0NQ

£315,000

## Property Description

**POPULAR CUL DE SAC LOCATION.** This well presented extended three bedroom detached family home, occupies this popular cul de sac location close to amenities including local schools and shops, with public transport on hand and transport links providing easy access into Birmingham City Centre and motorway connections. The accommodation in brief, comprises, enclosed porch, welcoming reception hallway, through lounge, extended dining room, extended kitchen/breakfast room, multi functional utility/work shop, landing, three good sized bedrooms, family bathroom. Outside to the front the property is set back behind a multi vehicle driveway and to the rear there is a pleasant well maintained private, enclosed rear garden. To the rear of the property there is a detached garage with rear vehicle access. **INTERNAL VIEWING RECOMMENDED.**

Outside to the front the property occupies a pleasant position on this cul de sac set back behind a multi vehicle block paved driveway.

**ENCLOSED PORCHWAY** Being approached via a double glazed entrance door with matching side screens.

**WELCOMING RECEPTION HALLWAY** A approached via a double glazed reception door with spindle stair case off to first floor accommodation, laminate flooring, door off to lounge.

**LOUNGE** 24' 07" into bay x 9' 11" (7.49m x 3.02m) With walk in double-glazed bay window to front, two radiators, fireplace with surround and hearth, glazed inter communicating door leading through to dining room.

**DINING ROOM** 10' 01" x 9' 01" (3.07m x 2.77m) Having space for dining table and chairs, radiator, double glazed sliding patio door giving access out to rear garden and glazed door through to kitchen.

**EXTENDED KITCHEN/BREAKFAST ROOM** 16' 8" x 6' 10" (5.08m x 2.08m) Having a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap, tiled splash back surrounds, fitted induction hob with extractor set in canopy above, fitted breakfast bar, double glazed window to rear, glazed door through to utility, door leading through to workshop/garden store.

**UTILITY/WORK SHOP/GARDEN STORE** 31' 08" x 6' 10" (9.65m x 2.08m) Workshop having a range of base units with work top surfaces over, double glazed door giving access to front with matching side screens. Utility area having base units with inset sink unit, space and plumbing for washing machine and further appliances, glazed door giving access to rear garden with matching side screen and door through to guest cloakroom.

**GUEST CLOAKROOM** Having a white suite, comprising low flush WC, vanity wash hand basin with mixer tap and cupboards beneath, double glazed window to side.

**LANDING** Approached by a spindle turning stair case, passing double glazed window to side, loft access with pull down ladder to fully boarded loft with light and power, double glazed Velux window to rear and doors off to bedrooms and bathroom,

**BEDROOM ONE** 13' 11" x 10' 00" (4.24m x 3.05m) With walk in double glazed bay window to front, radiator, built in wardrobe.

**BEDROOM TWO** 12' 10" x 10' 00" (3.91m x 3.05m) With built in double wardrobe with mirrored sliding doors, radiator and double glazed window to rear.

**BEDROOM THREE** 6' 07" x 5' 09" (2.01m x 1.75m) Having double glazed window to front, radiator.

**FAMILY BATHROOM** Having a white suite comprising panelled bath with mixer tap with shower over, pedestal wash hand basin, low flush WC, radiator and opaque double glazed window to rear elevation

**OUTSIDE** To the rear there is a pleasant well maintained enclosed rear garden with full width decked seating area with balustrade and pathway leading to a neat lawned garden with further paved patio area, there is a secret timber framed garden shed and steps down to rear garage.

**GARAGE** 18' 7" x 7' 11" (5.66m x 2.41m) Having up and over door to front, light and power, pedestrian door giving access out to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

**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.

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