



17 Denise Drive, Birmingham, B37 6NN

£210,000

**** MUST. VIEW **** Well presented three bedroom semi detached property in Kingshurst. In brief the property comprises entrance hallway, lounge, kitchen diner, three bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Driveway providing off road parking.



Porch

Window and door to fore, ceiling light point, radiator and storage cupboard.

Lounge

15'11" max x 15'04" max (4.85m max x 4.67m max)

Double glazed windows to front and side, two ceiling light points, two radiators and storage cupboard.



Inner Hall

Two ceiling light points and stairs to first floor elevation.

Kitchen Diner

11'10" max x 15'11" (3.61m max x 4.85m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, electric hob with oven below, inset ceiling spotlights, ceiling light point, radiator and double glazed window and door to rear.



Landing

Double glazed window to side, ceiling light point and access to loft void.

Bedroom One

12'05" x 9'00" (3.78m x 2.74m)

Double glazed window to fore, ceiling light point and radiator.



Bedroom Two

11'11" x 9'10" (3.63m x 3.00m)

Double glazed window to rear, ceiling light point and radiator.



Bedroom Three

12'04" x 6'08" (3.76m x 2.03m)

Double glazed window to fore, ceiling light point and radiator.

Bathroom

Double glazed window to rear, shower cubicle with shower over, low level wc, wash hand basin, bath with shower attachment, heated towel rail and inset ceiling spotlights.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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