



## 3 Portsea Drive, Birmingham, B36 0BE

£250,000

**\*\* PERFECT FIRST TIME BUYER PROPERTY\*\*** Extremely well presented three bedroom end terrace property. In brief the property comprises entrance hallway, downstairs wc, lounge, kitchen diner, three bedrooms, bathroom, outdoor office, front and rear gardens and allocated parking to the rear. The property also benefits from double glazing, central heating (both where specified) and solar panels.

## Approach

Paved path to front door and allocated parking space to the rear.



## Entrance Hallway

Doors to w.c and lounge, radiator and ceiling light point.

## Downstairs W.C

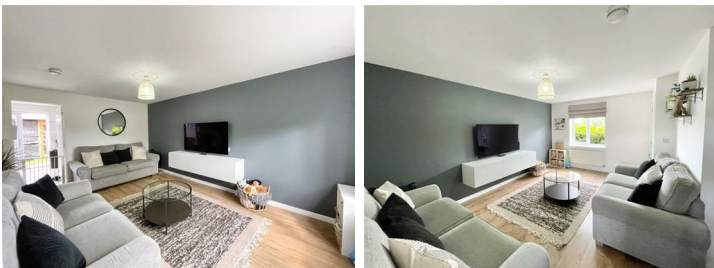
Low flush w.c, pedestal hand wash basin & ceiling light point.



## Lounge

16'2 max x 14'8 max (4.93m max x 4.47m max)

Double glazed window to the front, ceiling light point, radiator, door to kitchen / diner and stairs to first floor.



## Kitchen Diner

8'10 x 14'8 (2.69m x 4.47m)

Double glazed window to the rear & double glazed French doors to the garden, fitted kitchen with wall, base and drawer units, stainless steel sink and drainer with a mixer tap over, integrated gas hob, oven, fridge freezer & washing machine, two ceiling light point and storage cupboard under the stairs.



## Landing

Ceiling light point, loft access and doors to bedrooms and bathroom.

## Bedroom One

8'00 x 13'11 (2.44m x 4.24m)

Double glazed window to the front, ceiling light point and radiator.



## Bedroom Two

8'00 x 11'3 (2.44m x 3.43m)

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



### Bedroom Three

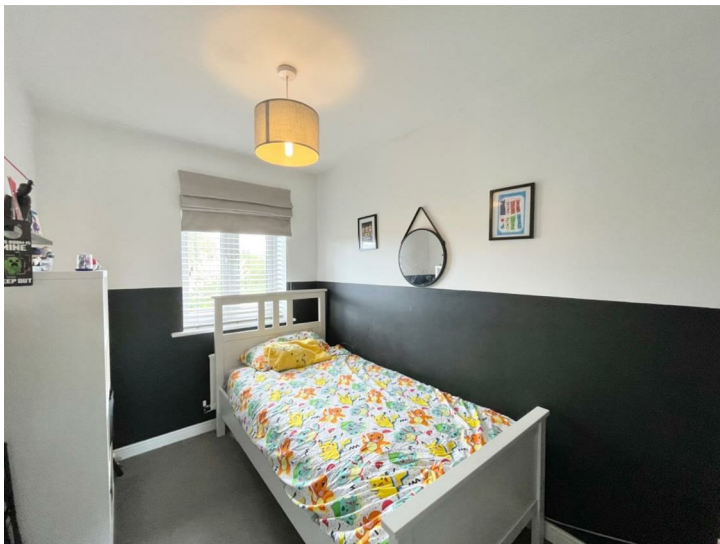
8'8 x 6'5 (2.64m x 1.96m)

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



### Rear Garden

Paved patio area, artificial lawn, enclosed by fencing with a gate to the shared access.



### Bathroom

Double glazed obscure window to the rear, low flush w.c, pedestal hand wash basin, panelled bath with shower over, ceiling light point and radiator.



### 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.

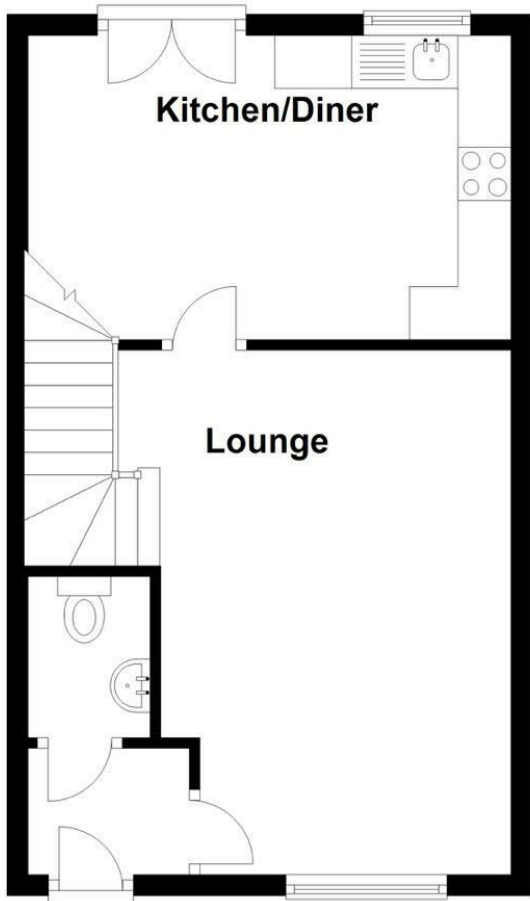
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

NB: This property has solar panels and is leasehold.

Council Tax Band: B  
EPC Rating: B

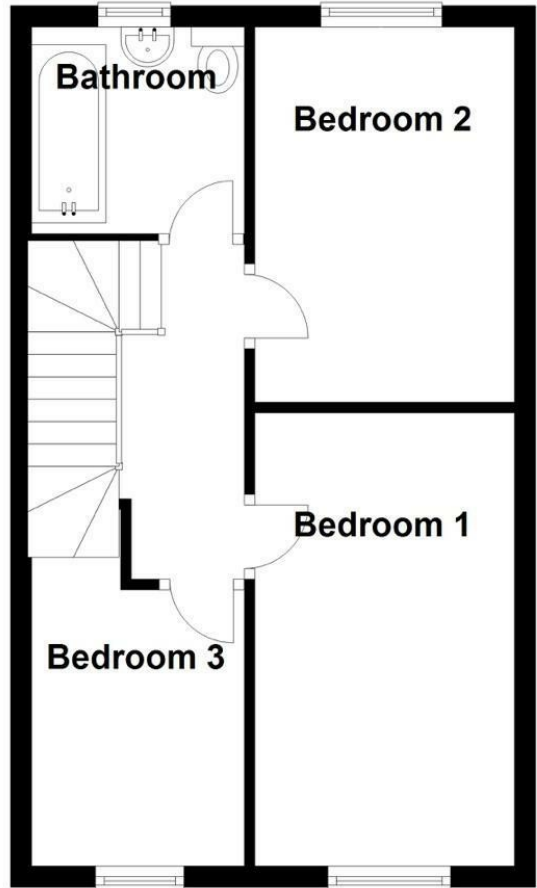
## Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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