



## 53 Bridgnorth Road, Birmingham, B33 8BF

**£240,000**

This extremely well presented semi detached home briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, two double bedrooms and bathroom. There is a driveway to front and a lovely enclosed rear garden. The property benefits from double glazing and central heating both where specified. This property is close to local motorway links, train stations and general amenities and is a perfect first time buyer home !

## Approach

Via a Driveway



## Hallway

Composite front door, radiator and ceiling light point.

## Lounge

Double glazed French doors leading to rear garden, radiator and ceiling light point.



## Kitchen/Diner

Having matching wall, base and drawer units, sink unit with drainer and mixer tap, gas hob, electric cooker with cooker hood over, space for white goods, double glazed bay window to front, radiator, ceiling light point and spotlights.



## Downstairs W/C

Double glazed window to side, low level w/c, wash hand basin, radiator and ceiling light point.



## Landing

Ceiling light point.

## Bedroom One

Two double glazed windows to front, built in wardrobes, built in storage cupboard concealing wall mounted central heating boiler, radiator and ceiling light point.



## Bedroom Two

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



## Bathroom

Double glazed obscure window to rear, panelled bath with shower over, wash hand basin, low level w/c, heated towel rail and spotlights to ceiling.





### Rear Garden

Having a paved patio area, artificial lawn area, further decked patio area with lighting, gated access to front and enclosed to boundaries.



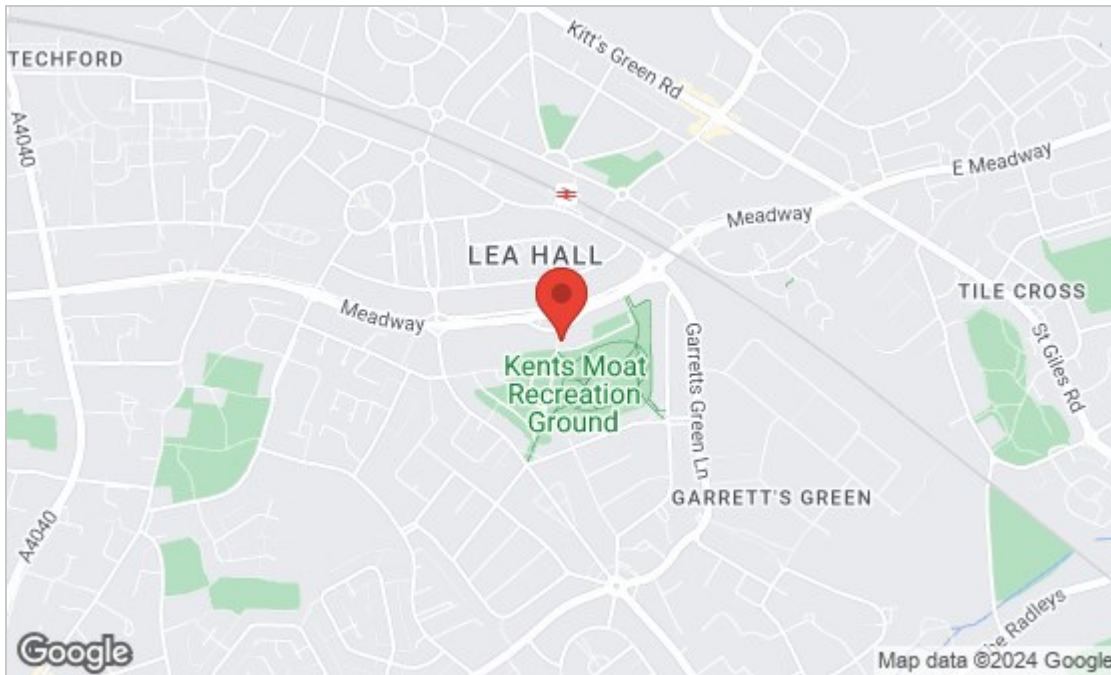
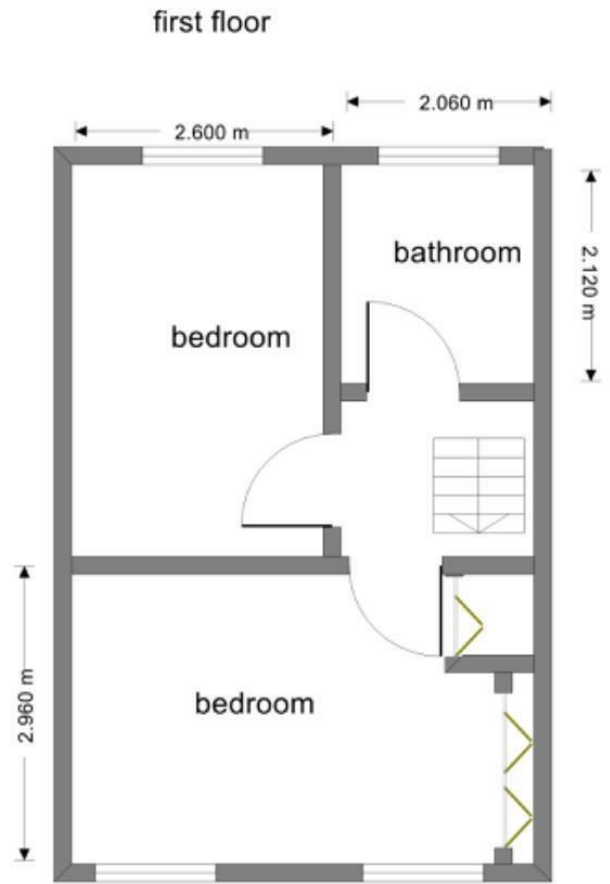
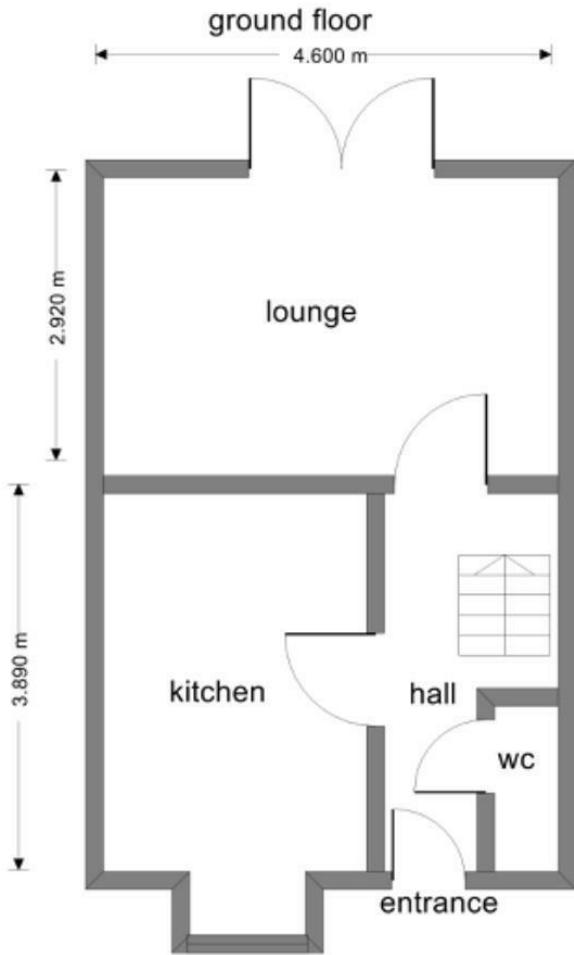
### Further Information

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.

Council Tax Band - B

EPC Rating - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		83	
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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