



36 Piccadilly Close, Birmingham, B37 7LQ

£210,000

This three bedroom semi detached home briefly comprises, hallway, lounge, kitchen/diner, three bedrooms and family bathroom. There is a garden to the front and a rear garden and enclosed rear parking. The property benefits from double glazing and central heating both where specified. This is an ideal family home!

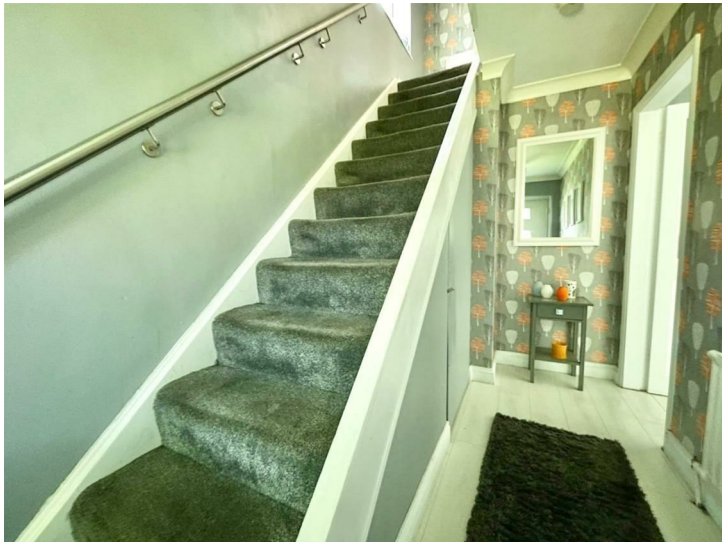
Approach

Laid to lawn and pathway to front.



Hallway

Double glazed door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Lounge

19'1 x 9'2 (5.82m x 2.79m)

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

Kitchen/Diner

12'10 x 11'8 (3.91m x 3.56m)

Having a range of wall, base and drawer units, sink unit with drainer and mixer tap, space for white goods, integrated cooker and hob, radiator, double glazed window to rear, k double glazed French doors leading to rear garden.

Landing

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

Bedroom One

11'8 x 8'2 (3.56m x 2.49m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)

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

Bedroom Three

9' x 8'5 (2.74m x 2.57m)

Double glazed window to front, storage cupboard and ceiling light point.

Family Bathroom

Double glazed obscure window to rear, shower enclosure, panelled bath, low level w/c, wash hand basin, radiator and ceiling light point.

Rear Garden

Having a block paved patio and parking area, double opening gates to rear, artificial lawned area, enclosed to neighbouring 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.

This property will be Freehold upon completion

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 D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">86</div>
(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 (CO₂) 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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