



25 St. Martins Close, Birmingham, B36 0LP

£400,000

This well presented modern family home situated over three floors briefly comprises hallway, lounge, kitchen/diner, utility area, downstairs w/c, five bedrooms (master having dressing room), two ensuites and a family bathroom. The property benefits from a garage and off road parking and front and rear gardens. This property must be viewed to appreciate the size of property on offer.

Approach

Via a gravelled low maintenance frontage, pathway to front.



Hallway

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



Lounge

22'02 x 10'03 (6.76m x 3.12m)

Double glazed bay window to front, double glazed French doors to rear, two radiators and two ceiling light points



Kitchen/Diner

21'04 x 8'10 (6.50m x 2.69m)

Having a range of matching wall, base and drawer units, porcelain 11/2 sink unit with drainer and mixer tap, integrated fridge/freezer, dishwasher, double oven, gas hob with extractor hood over and microwave. Double glazed bay window to front, double glazed window to rear, radiator and spotlights to ceiling.



Utility Area

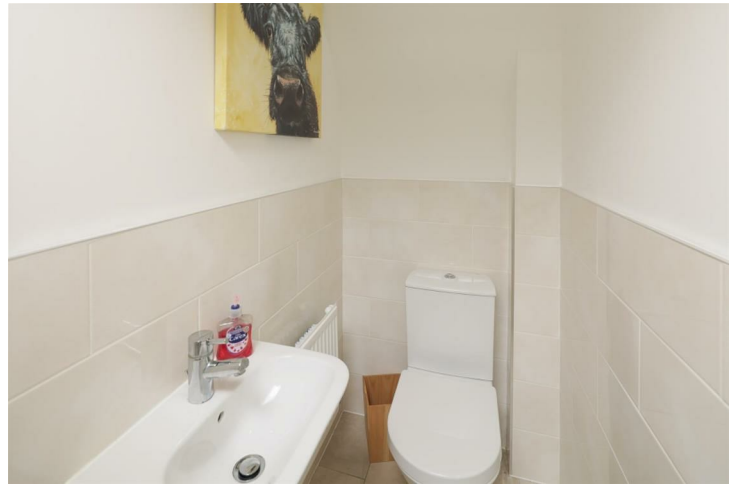
5'02 x 4'11 (1.57m x 1.50m)

Double glazed door to rear garden, space for white goods, wall mounted central heating boiler, radiator and spotlights to ceiling.



Downstairs W/C

Low level w/c, wash hand basin, radiator and spotlights to ceiling.



Landing

Storage cupboard concealing tank, radiator, stairs to second floor accommodation and spotlights to ceiling.

Bedroom Two

12'02 x 10'06 max (3.71m x 3.20m max)

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



Ensuite

Double glazed window to front, shower cubicle, low level w/c, wash hand basin, heated towel rail and spotlights to ceiling.



Bedroom Three

9'10 x 8'10min/10'09max (3.00m x 2.69mmin/3.28mmax)

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



Bedroom Four

10'05 x 6'06 (3.18m x 1.98m)

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



Bedroom Five

8'11 x 5'06 (2.72m x 1.68m)

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



Family Bathroom

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



Landing

Built in wardrobe/storage and spotlights to ceiling.

Master Bedroom

10'06 x 15'07 (3.20m x 4.75m)

Velux window to front, double glazed window to side and rear, two radiators and ceiling light point.



Dressing Room

8'10 x 8'04 (2.69m x 2.54m)

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



Ensuite

Velux window to front, low level w/c, wash hand basin, shower cubicle, storage cupboard, heated towel rail and spotlights to ceiling.



Garage

17 x 9 (5.18m x 2.74m)

Up and over door to rear and double glazed door to rear garden.

Rear Garden

Mainly laid to lawn, paved patio area, side lawn area, paved side area, gated access to rear parking, paved patio area to side, gated access to front.



Rear Parking

Parking for two cars leading to the garage.

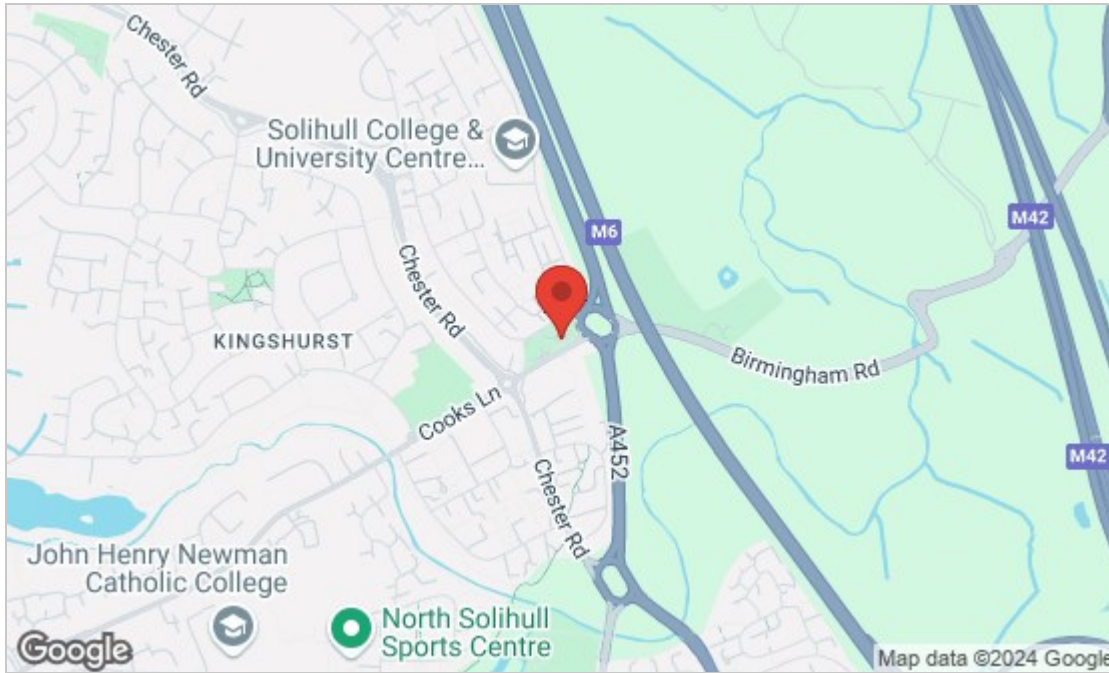
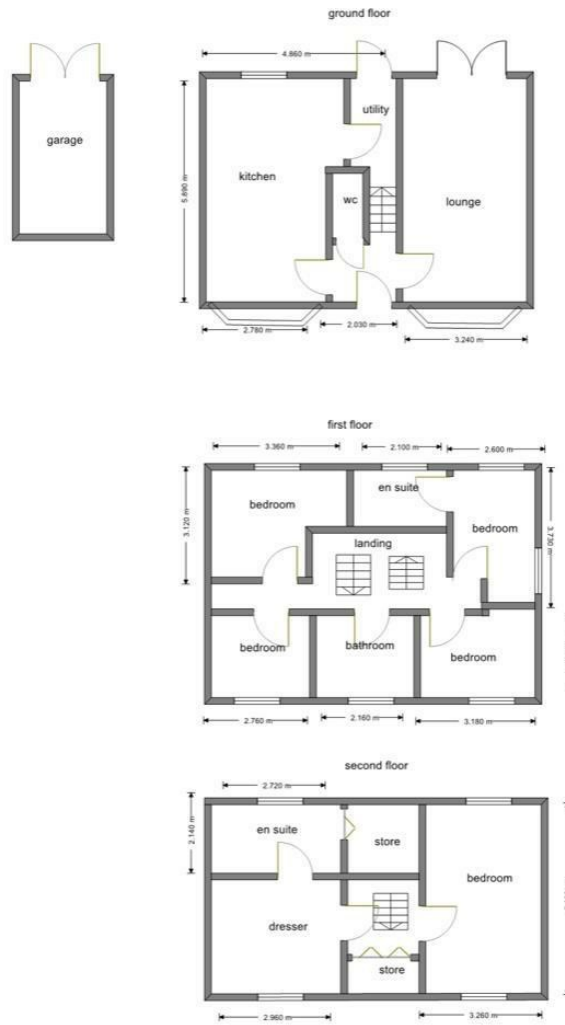
Further Information

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.

There is a yearly maintenance fee of £250

Council Tax Band E
EPC Rating B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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 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	

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.