



110 Middle Leaford, Birmingham, B34 6HA

Offers over £245,000

This well presented modern link detached home briefly comprises, hallway, lounge, kitchen/diner, conservatory, downstairs w/c, three bedrooms and family bathroom. There is a rear garden and garage to the side and a driveway to the front. This property is an ideal family home !

Approach

Via a block paved driveway providing ample parking and providing access to the garage.

Hallway

Composite front door, double glazed window to side, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

15'6 x 11'6 (4.72m x 3.51m)

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



Kitchen/Diner

15'6 x 11'6 (4.72m x 3.51m)

Having a range of matching wall, base and drawer units, granite work surfaces, ceramic sink unit with drainer and mixer tap, integrated electric oven and hob, dishwasher, fridge freezer, underfloor heating, double glazed sliding patio doors to rear, radiator, spotlights to ceiling.



Conservatory

15 x 6'6 (4.57m x 1.98m)

Double glazed windows to rear, double glazed door to rear, plumbing for washing machine and ceiling light point.



Downstairs W/C

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

Landing

Airing cupboard, loft access and ceiling light point.

Bedroom One

13'2 x 9'1 (4.01m x 2.77m)

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



Bedroom Two

9'2 x 8'1 (2.79m x 2.46m)

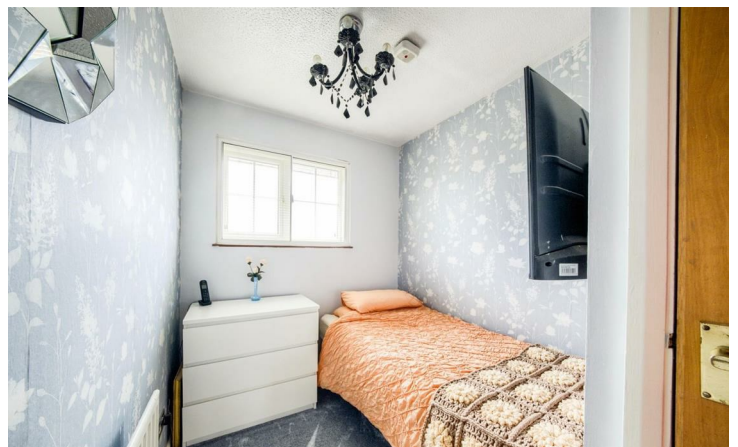
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

9 x 6 (2.74m x 1.83m)

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



Bathroom

Double glazed window to rear, panelled bath with shower over, wash hand basin, inset vanity unit with granite surface, wash

hand basin and low level w/c. towel warmer and spotlights to ceiling.



Rear Garden

Mainly laid to lawn, paved patio area, enclosed to neighbouring boundaries.



Garage

18'5 x 8'1 (5.61m x 2.46m)

Double glazed door to rear garden, electric garage door to front, power points and light point.

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.

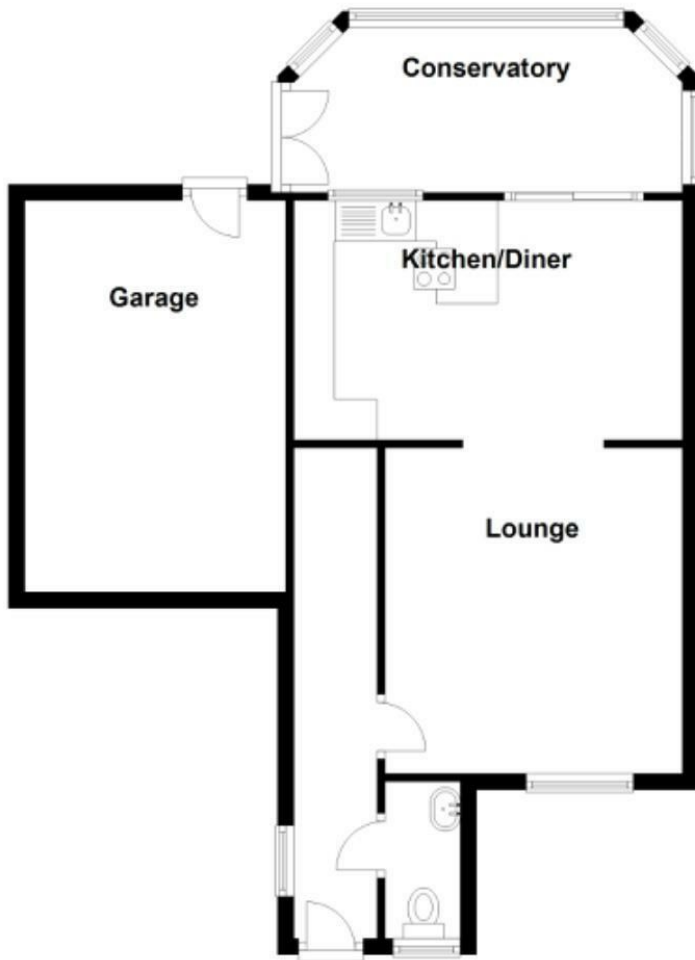
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Solar Panels: Lease agreement with a shade Greener.

Council Tax Band C

EPC Rating B

Ground Floor



First Floor



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net