



## 48 Armstrong Drive, Smiths Wood, B36 9NL

**Offers over £250,000**

Well presented extended semi detached property in popular location of Smiths Wood. In brief the property comprises porch, entrance hallway, lounge, kitchen, three bedrooms, bathroom, garden, off road parking and garage/utility. The property also benefits from double glazing and central heating (both where specified)

## Approach

Block paved driveway providing off road parking



## Porch

Double glazed with door to fore.

## Entrance Hallway

Radiator, ceiling light point and stairs rising to first floor accommodation.



## Lounge

14'02" x 12'09" (4.32m x 3.89m)

Double glazed bow window to fore, radiator and ceiling light point.



## Kitchen

15'11" x 16'02" (4.85m x 4.93m)

Having a range of matching wall, base and drawer units, sink with drainer, integrated fridge freezer, dishwasher, oven, hob, extractor and microwave, two picture windows to rear, further window to rear, inset ceiling spotlights, radiator and door to side.



## Landing

Double glazed window to side, cupboard housing boiler, ceiling light point and access to loft void.

## Bedroom One

9' x 14'04" (2.74m x 4.37m)

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



## Bedroom Two

7'11" x 12'04" (2.41m x 3.76m)

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



## Bedroom Three

6'08" x 10'03" (2.03m x 3.12m)

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



## Bathroom

Double glazed window to rear, bath with shower over, low level wc and sink set in vanity unit, heated towel rail and inset ceiling spotlights.



### Rear Garden

Decking area, mainly laid to lawn and enclosed to boundaries.



### Garage/utility Area

Up and over door to fore and door through to utility area with further door leading to garden.

### Further Information

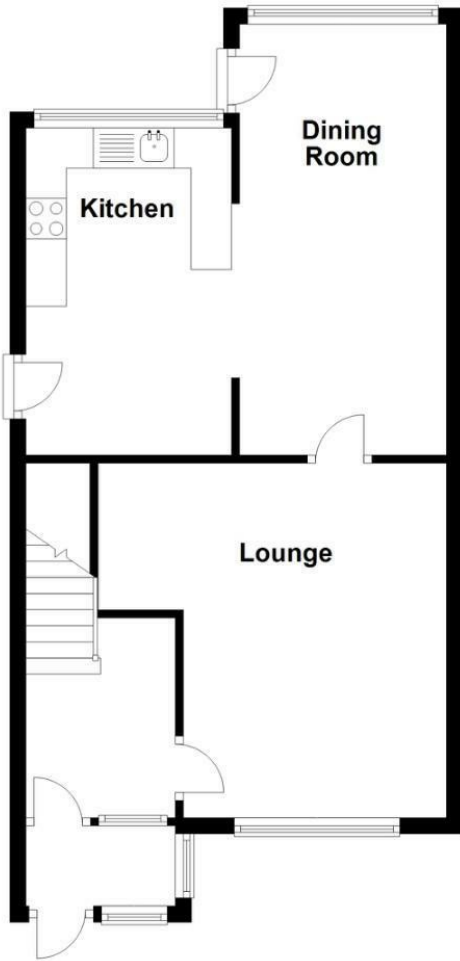
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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.

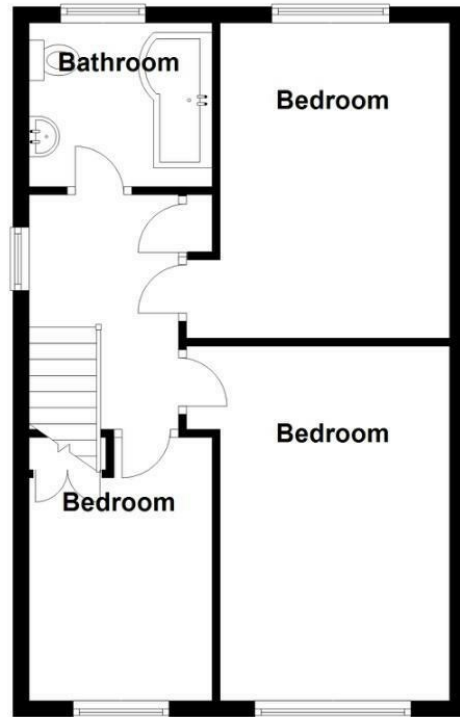
Council Tax Band: B

EPC Rating: D

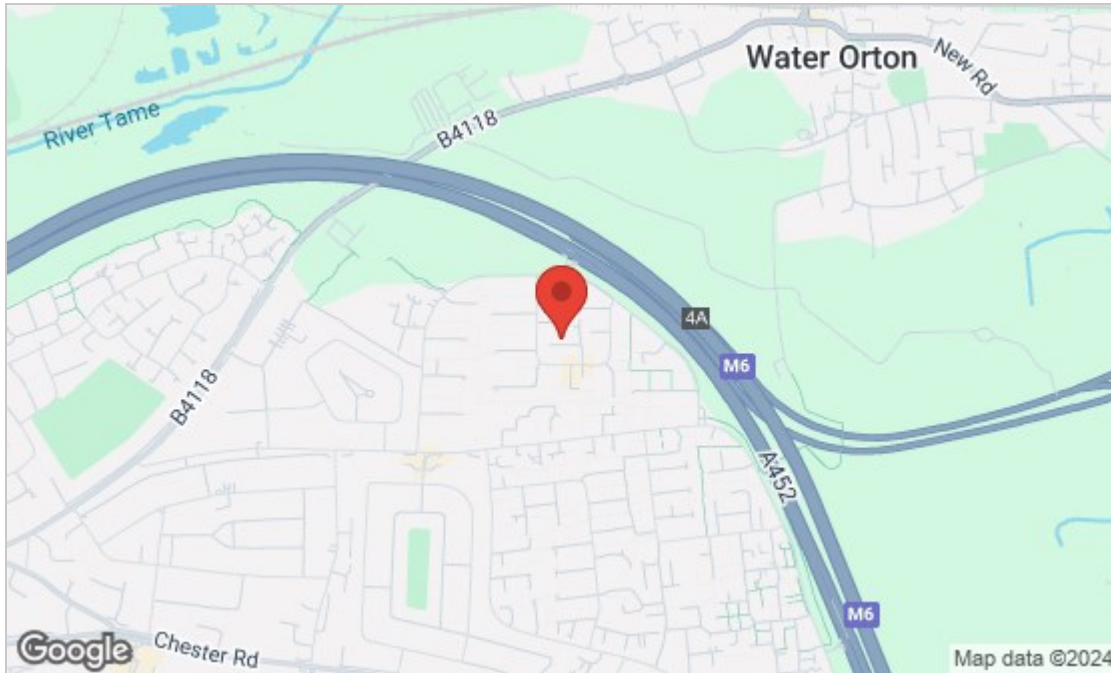
### Ground Floor



### First Floor



Total area: approx. 93.8 sq. metres (1009.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(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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