



113 Eileen Gardens, Kingshurst, B37 6NJ

Offers over £210,000

Semi detached property in the popular location of Kingshurst. In brief the property comprises entrance hallway, lounge, kitchen, three bedrooms, bathroom, garden, off road parking and garage. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Driveway providing off road parking.

Entrance Hallway

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

Lounge

10'09"min x 16'01" (3.28mmin x 4.90m)

French doors to rear, ceiling light point, radiator and feature fire surround.



Kitchen

12'11" max x 8'01" (3.94m max x 2.46m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, double glazed window to front and side, space for white goods, ceiling light point and radiator.

Landing

Ceiling light point, cupboard housing boiler and access to loft void.

Bedroom One

16'01"max x 10'02" into wardrobes (4.90mmax x 3.10m into wardrobes)

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



Bedroom Two

12'10" x 9'05" (3.91m x 2.87m)

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



Bedroom Three

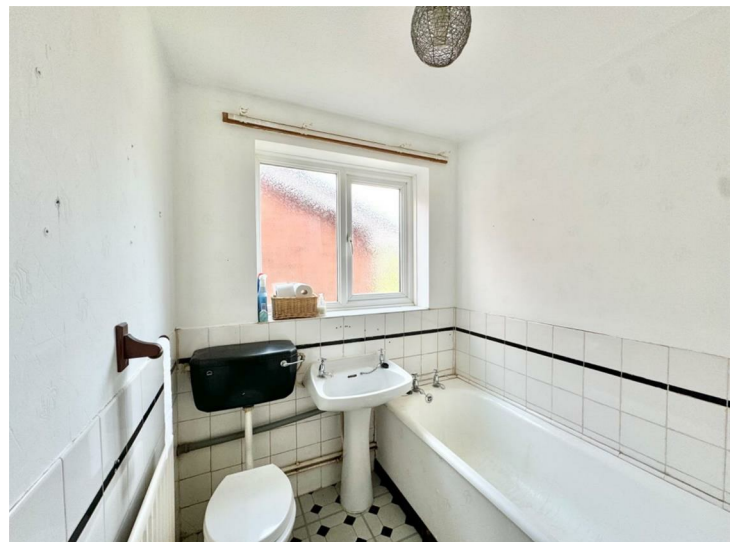
10'04" x 6'06" (3.15m x 1.98m)

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



Bathroom

Double glazed window to side, bath with shower over, low level wc, wash hand basin, radiator and ceiling light point.



Garage

Up and over door.

Garden

Paved patio area, mainly laid to lawn 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.

Freehold on completion

Council Tax Band - C

EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	

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