



813 Chester Road, Chelmsley Wood, B37 6QS

Offers over £200,000

Mid terrace property in the popular location of Chelmsley Wood. In brief the property comprises porch, lounge, kitchen diner, three bedrooms, bathroom, front and rear garden and rear garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Blocked paved fore garden with wall and gate to fore.



Porch

Double glazed with door to fore.

Entrance Hallway

Ceiling light point and stairs rising to first floor accommodation.

Lounge

11'11" x 15'01" (3.63m x 4.60m)

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



Kitchen Diner

10'06" x 15'01" (3.20m x 4.60m)

Having a range of matching wall, base and drawer units, oven, hob and cooker hood, sink with mixer tap over, space for white goods, storage cupboard, two ceiling light points, radiator, French doors and window to rear.



Landing

Cupboard housing boiler, ceiling light point and access to loft void.

Bedroom One

14' x 8'07" (4.27m x 2.62m)

Double glazed window to fore, two ceiling light points and radiator.



Bedroom Two

10'11" max x 6'04" plus door recess (3.33m max x 1.93m plus door recess)

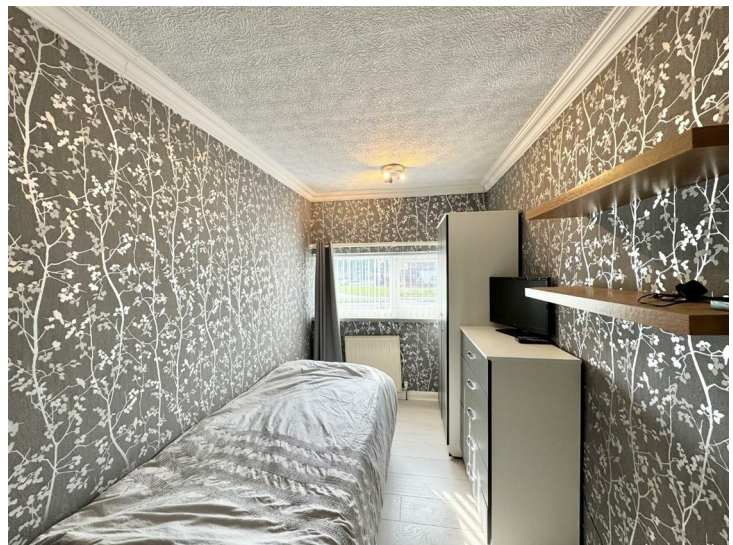
Double glazed window to rear, ceiling light point and radiator.



Bedroom Three

11'02" x 6'03" (3.40m x 1.91m)

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



Bathroom

Double glazed window to rear, bath with shower over, low level wc, wash hand basin, ceiling light point and heated towel rail.

Council Tax Band - B
EPC Rating - C



Rear Garden

Low maintenance block paved garden with fencing to boundaries.



Garage

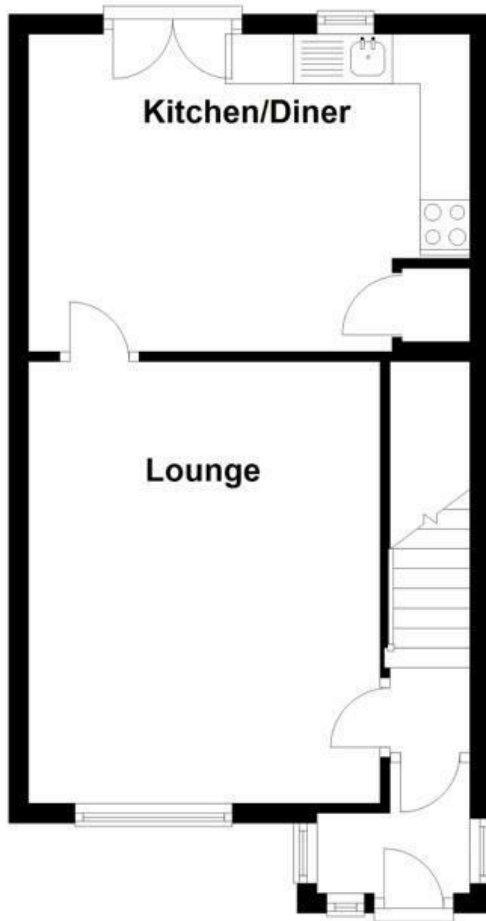
Up and over door.

Further Information

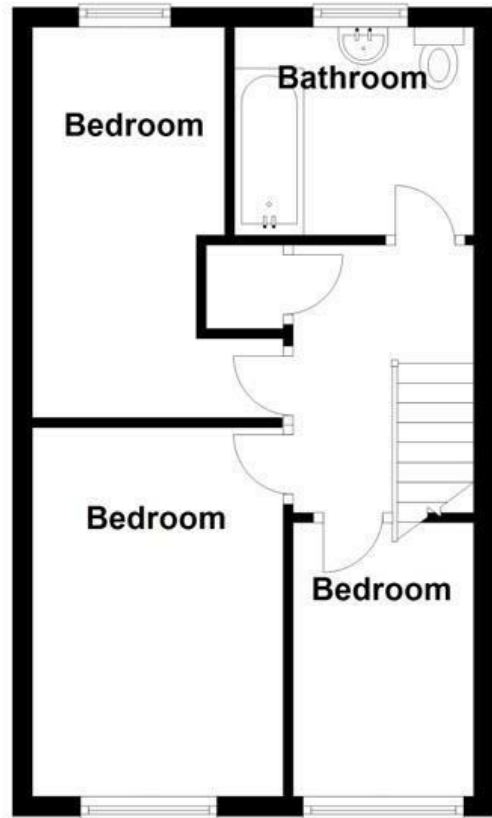
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

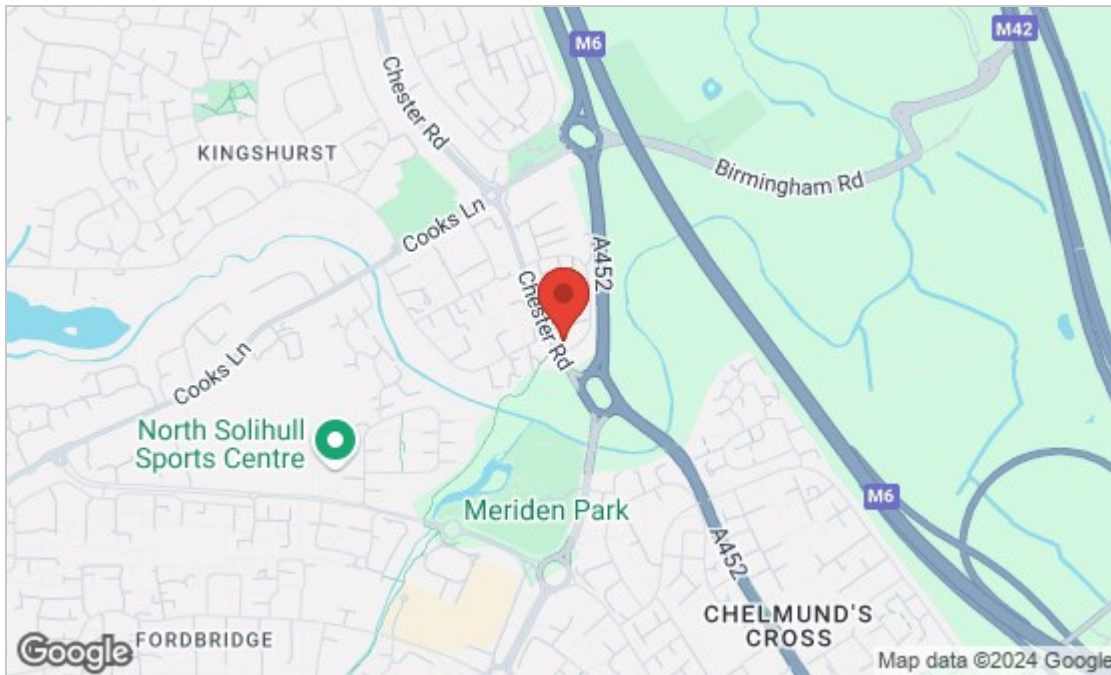
Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (758.7 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 71 | |
| (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 | |

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