



44 Charlbury Avenue, Chelmsley Wood, B37 5BD

£250,000

Well presented extended semi detached. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, utility area, conservatory, three bedrooms, bathroom, front & rear 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.



Porch

Double glazed with door to fore and wall light point.

Lounge

11'10" max x 15'02" (3.61m max x 4.62m)

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



Kitchen

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

Having a range of matching wall, base and drawer units, integrated cooker, hob and cooker hood, radiator, inset ceiling spot lights and understairs storage cupboard.



Utility

7'01" x 8'01" (2.16m x 2.46m)

Having a range of matching wall and base units, sink with mixer tap over, space for white goods, inset ceiling spotlights, radiator, door to garage, double glazed window and door to rear.



Conservatory

15'00" x 8'03" (4.57m x 2.51m)

Double glazed with sliding doors to rear, two wall light points and radiator.



Landing

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

Bedroom One

8'08" x 14'10" (2.64m x 4.52m)

Double glazed window to fore, built in up and over wardrobes, two wall light points, ceiling light point and radiator.



Bedroom Two

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

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



Bedroom Three

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



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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.

Council Tax Band - C
EPC Rating - D

Shower Room

Two double glazed windows to rear, shower cubicle with shower over, sink set in vanity unit, low level wc, inset ceiling spotlights and heated towel rail.



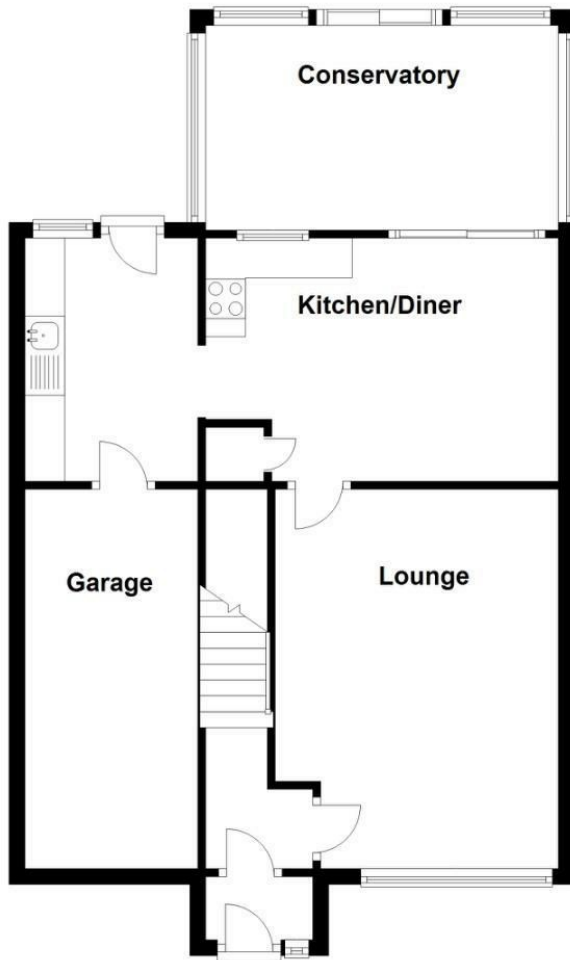
Garden

Block paved patio area, mainly laid to lawn and enclosed to boundaries.

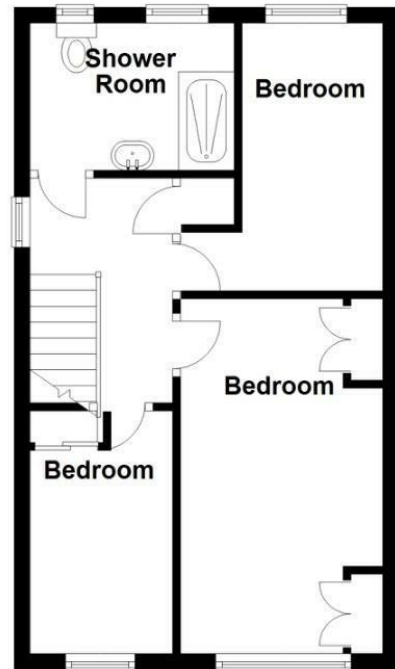


Further Information

Ground Floor



First Floor



Total area: approx. 102.0 sq. metres (1097.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 66 | |
| (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.

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