



## 81 Alvis Walk, Smiths Wood, B36 9JY

### Offers over £165,000

Mid terrace property in the popular location of Smiths Wood. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, downstairs wc, three bedrooms, bathroom, front and rear garden, double glazing and central heating (both where specified) and NO CHAIN.



## Approach

Path leading to entrance front door.



## Porch

Storage cupboard.

## Entrance Hallway

Two ceiling light points and stairs rising to first floor accommodation.

## Downstairs WC

Low level wc

## Lounge

9'10" x 15'10" (3.00m x 4.83m)

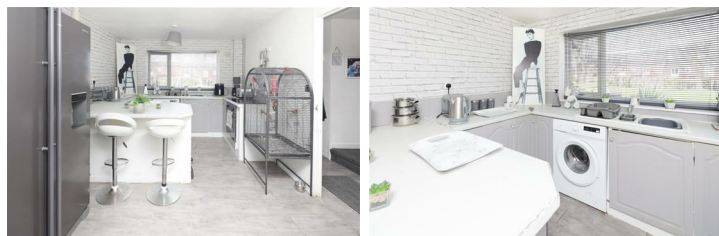
Double glazed window and door to rear, four wall light points and radiator.



## Kitchen Diner

9'11" x 15'02" (3.02m x 4.62m)

Having a range of matching base and drawer units, sink with mixer tap over, space for white goods, radiator, two ceiling lights points and double glazed window to fore.



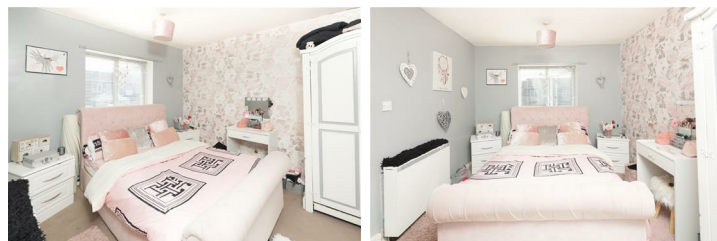
## Landing

Ceiling light point and access to loft.

## Bedroom One

9'07" x 13'00" (2.92m x 3.96m)

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



## Bedroom Two

9'08" x 12'03" (2.95m x 3.73m)

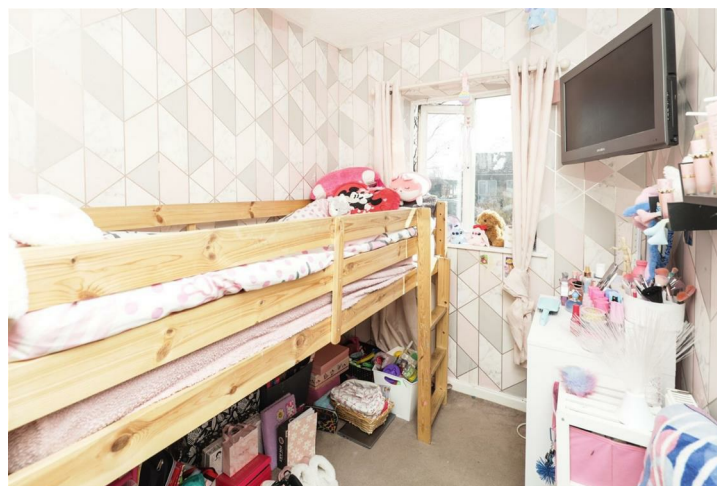
Double glazed window to fore, ceiling light point and radiator.



## Bedroom Three

6' x 7'00" (1.83m x 2.13m)

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



## Bathroom

Double glazed window to fore, bath with shower over, low level wc, sink set in vanity unit and ceiling light point.



## Rear Garden

Low maintenance garden with fencing 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.

We believe this property to be of non standard construction.

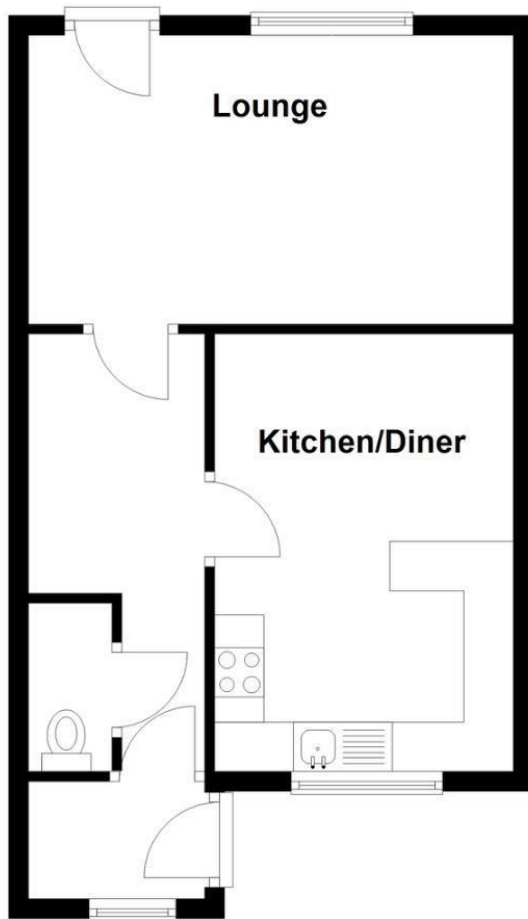
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - A  
Epc Rating - C



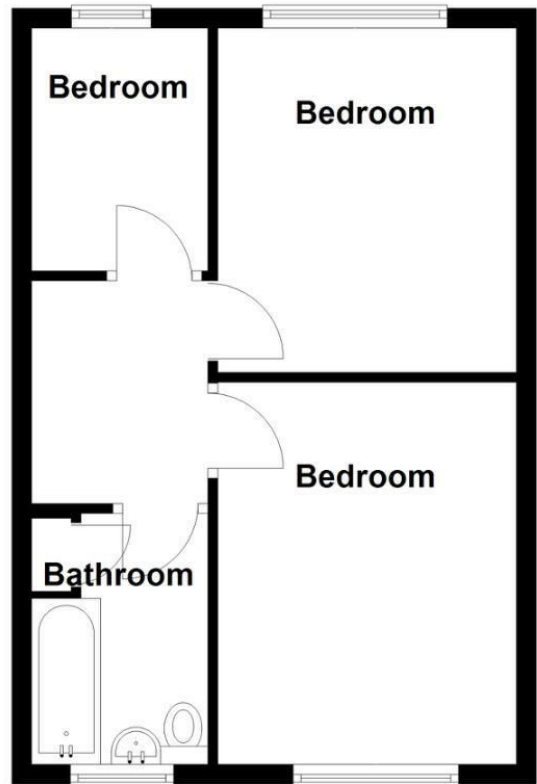
## Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)

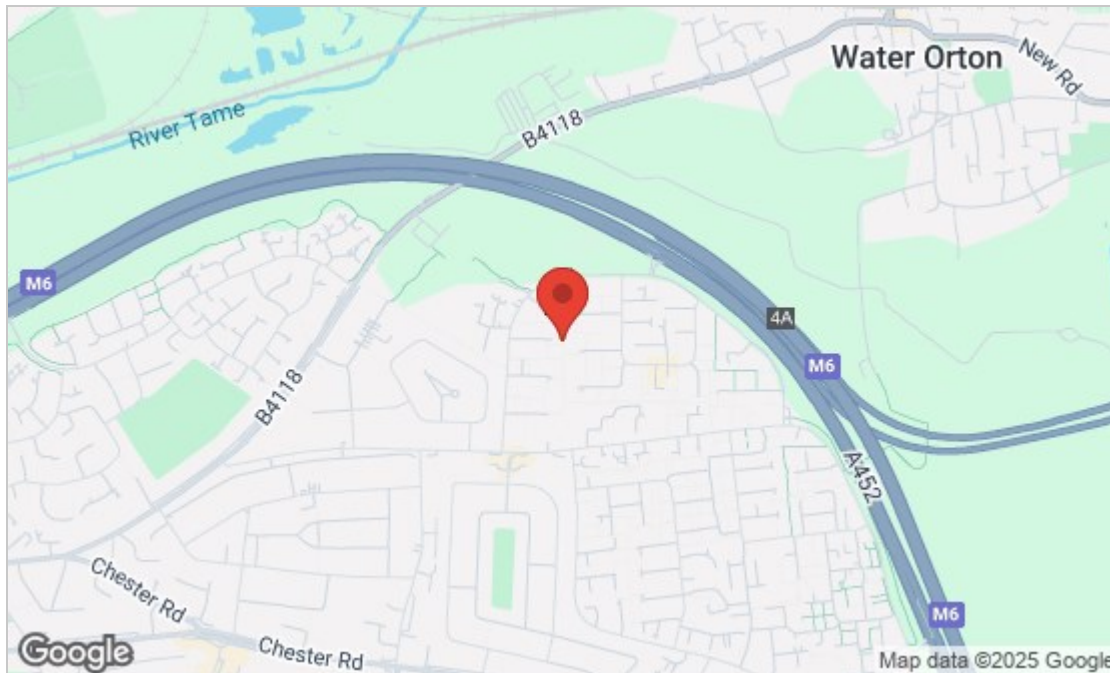


## First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(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

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