

46 Partridge Close, Chelmsley Wood, B37 6UF

£250,000

**** Back on the market **** Well presented semi detached home in the popular location of Chelmsley Wood. In brief the property comprises porch, entrance hallway, lounge, kitchen diner, conservatory, three bedrooms, family bathroom, garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Artificial lawn area and driveway providing off road parking.



Porch

Double glazed with wall light point.

Entrance Hallway

Radiator, inset ceiling spotlights and stairs rising to first floor accommodation.

Lounge

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

Double glazed window to fore, electric fire with surround, radiator and two wall light points.



Kitchen

15'1" x 10'5" (4.62m x 3.20m)

Having a range of wall, base and drawer units, induction hob, double oven, extractor, integrated washing machine and dishwasher, understairs storage cupboard, space for white goods, inset ceiling spotlights and radiator.



Conservatory

11'03" x 8'03" (3.43m x 2.51m)

Double glazed with French doors to side and inset ceiling spotlights.



Landing

Inset ceiling spotlights, double glazed window to side, cupboard housing boiler and access to loft.



Bedroom One

8'11" max x 14'01" (2.72m max x 4.29m)

Fitted wardrobes and overhead storage, double glazed window to fore, radiator and ceiling light point.



Bedroom Two

10'10" x 6'04" plus door recess (3.30m x 1.93m plus door recess)

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



Bedroom Three

11'02" max x 6'02" (3.40m max x 1.88m)

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



Bathroom

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



Rear Garden

Double gates giving rear access, paved patio area, artificial lawn area, door to garage and enclosed to boundaries.



Tandem Garage

25'01" x 7'03" (7.65m x 2.21m)

Up and over door, light points and power.

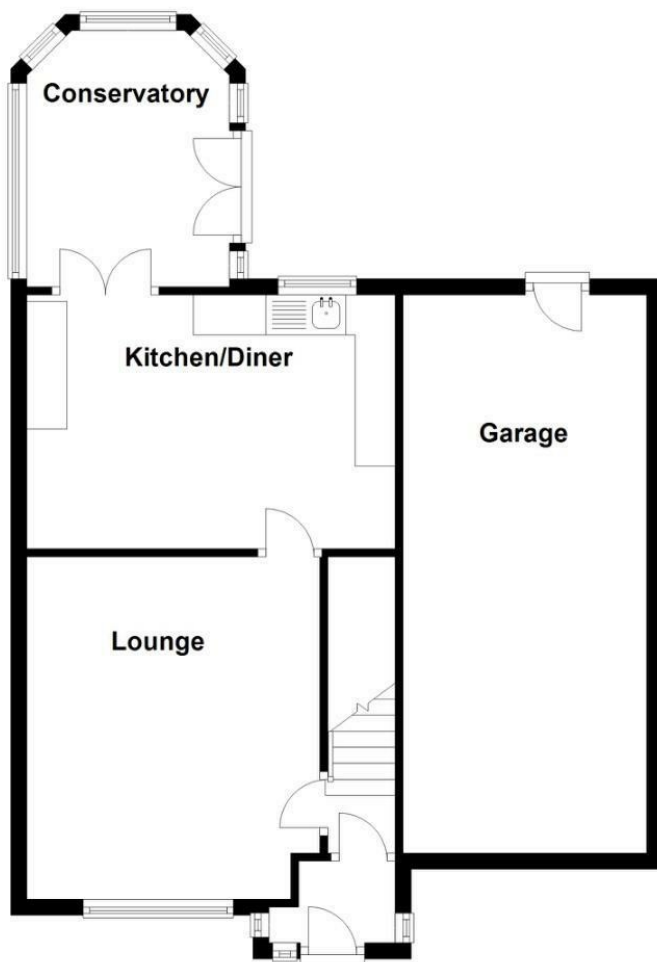
Further Information

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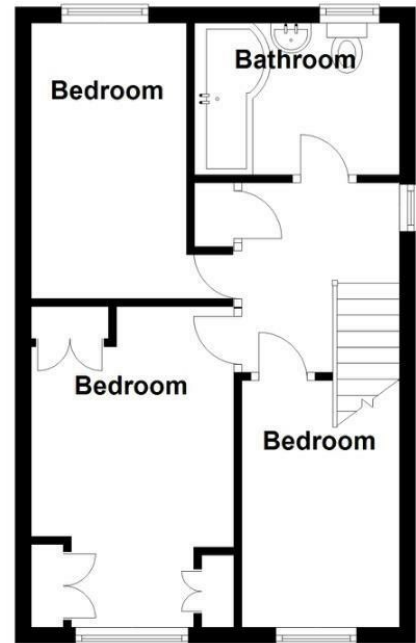
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band B
EPC Rating C

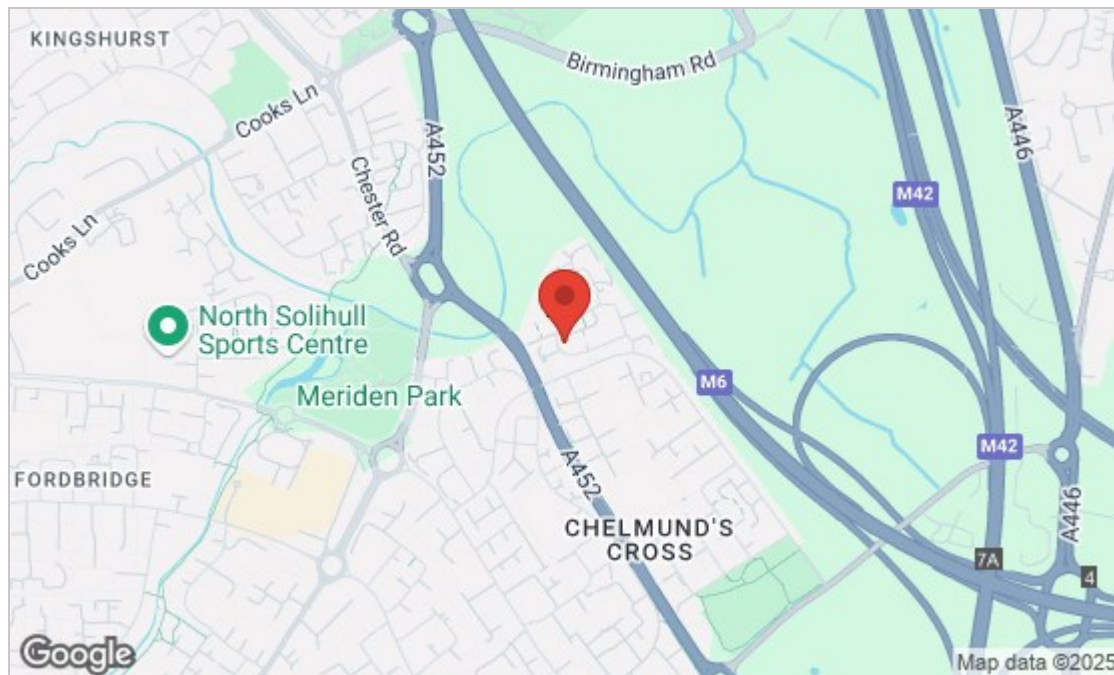
Ground Floor



First Floor



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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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