



51 Greenfinch Road, Smiths Wood, B36 0QX

£260,000

This well presented modern semi detached property briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, three bedrooms and bathroom. There is a rear garden and a side garage and driveway to the front. This property must be viewed to appreciate the property on offer !

Approach

Steps to front door and driveway leading to garage.

Entrance Hallway

Double glazed window to side, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

11'02 x 14'09 (3.40m x 4.50m)

Double glazed window to front, undertakers storage cupboard, radiator and two ceiling light points.



Kitchen/Diner

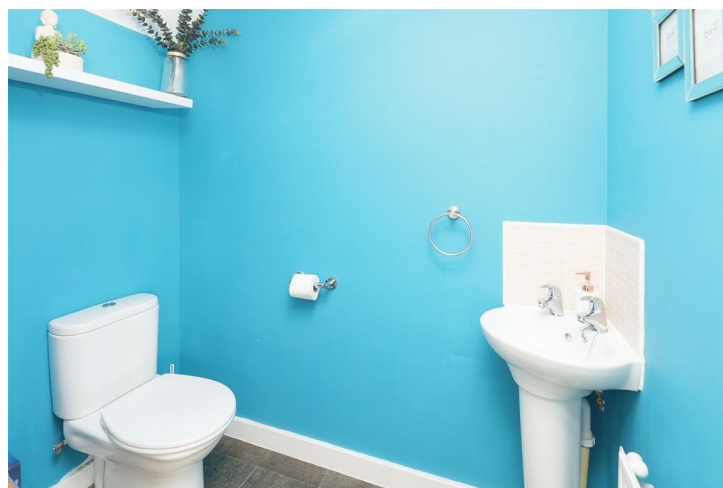
11'07 x 14'09 (3.53m x 4.50m)

Having a range of wall, base and drawer units, integrated oven, hob and extractor over, double glazed window and French doors leading to the rear garden, radiator and two ceiling light points.



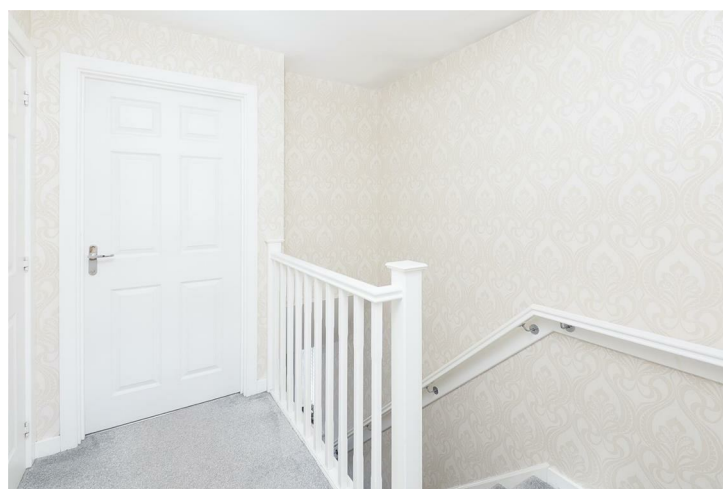
Downstairs W/C

Low level w/c, wash hand basin, radiator and ceiling light point.



Landing

Storage cupboard housing wall mounted central heating boiler, radiator and ceiling light point.



Bedroom One

14'09 x 8'04 (4.50m x 2.54m)

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



Bedroom Two

11'01 x 7'08 (3.38m x 2.34m)

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



Bedroom Three

7'02 x 6'09 (2.18m x 2.06m)

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



Bathroom

Panelled bath with shower over, low level w/c, sink set in vanity unit, heated towel rail and ceiling light point.



Rear Garden

Mainly laid to lawn, paved patio area, enclosed to neighbouring boundaries.



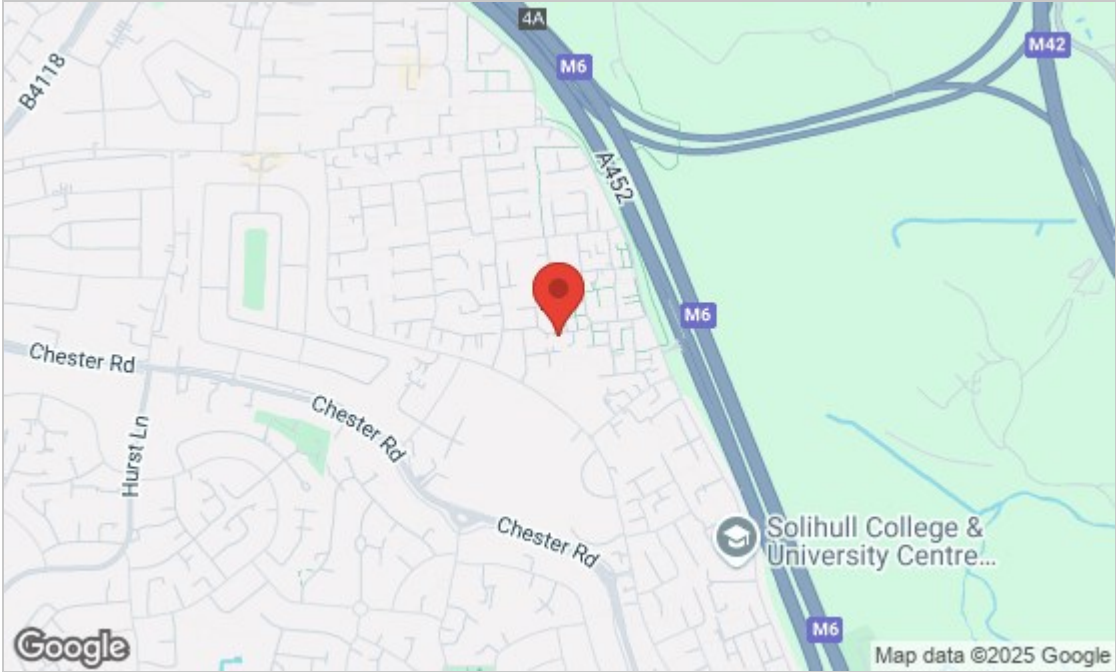
Further Information

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.

Council Tax Band - TBC

EPC Rating - TBC



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