



34 Swan Drive, Kingshurst, B37 6AU

£330,000

Well presented three storey property overlooking Babbs Mill Park. In brief the property comprises entrance hallway, lounge, kitchen, downstairs wc, four bedrooms, master with en-suite, family bathroom, garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

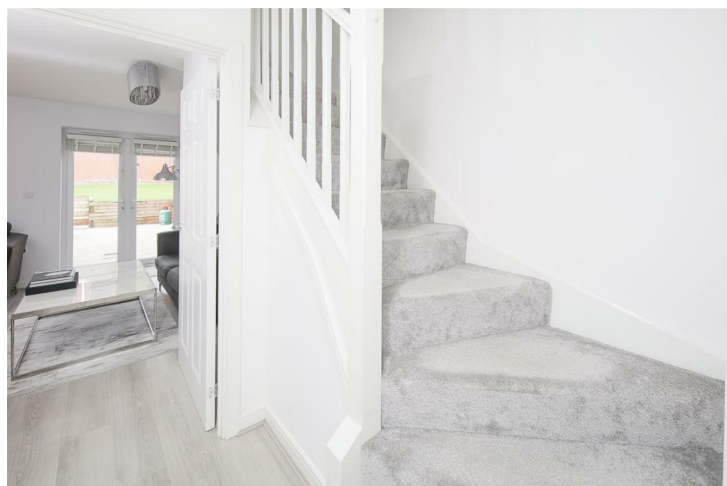
Approach

Off road parking and access to garage and entrance front door.



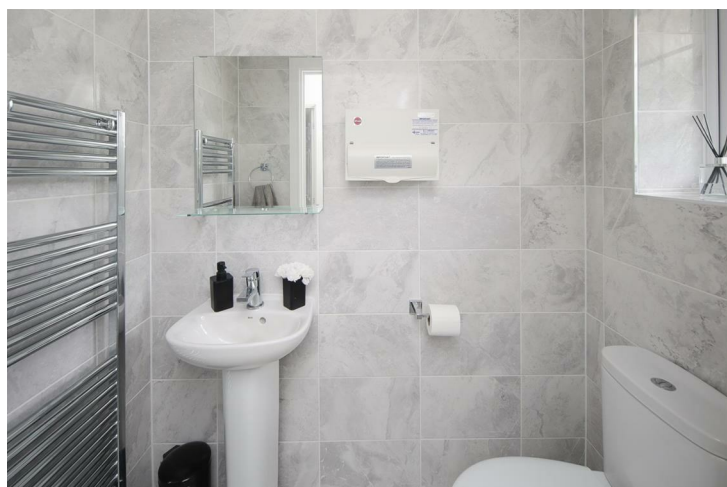
Entrance Hallway

Ceiling light point, radiator, Hive 2 zone smart heating system and stairs to first floor accommodation.



Downstairs WC

Low level wc, wash hand basin, heated towel rail, inset ceiling spotlights and double glazed window to fore.



Lounge

13' x 16'01" (3.96m x 4.90m)

Double glazed window and French doors to rear, two ceiling light points, radiator and understairs storage cupboard.



Kitchen

11'08" x 9'01" (3.56m x 2.77m)

Having a range of matching wall, base and drawer units, integrated oven, hob and extractor, sink with mixer tap over, space for white goods, cupboard housing boiler, double glazed window to fore and inset ceiling spotlights.



First Floor Landing

Double glazed window to side, ceiling light point, stairs rising to second floor accommodation and cupboard housing water tank.

Bedroom Two

12'06" x 9'01" (3.81m x 2.77m)

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

Bedroom Three

9'02" max x 12'03" max (2.79m max x 3.73m max)

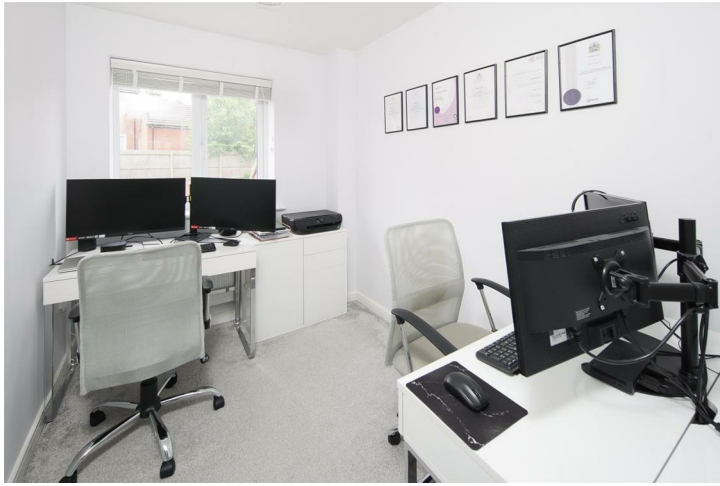
Double glazed window to fore, ceiling light point and radiator.



Bedroom Four

6'08" x 9'00" max (2.03m x 2.74m max)

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



Bathroom

Double glazed window to fore, bath with shower over, wash hand basin, low level wc, heated towel rail and inset ceiling spotlights.



Rear Garden

Paved patio area, artificial lawn, gated side access and enclosed to boundaries.



Garage

Up and over door, power point and light point.

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.

The property also has approximately 4 years NHBC still remaining

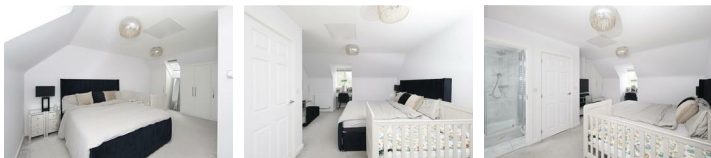
Second Floor Landing

Ceiling light point.

Bedroom One

16'-01" plus wardrobe x 13'-01" plus wardrobes (4.88m-0.30m plus wardrobe x 3.99m plus wardrobes)

Double glazed window to fore, skylight to rear, two radiators, two ceiling light points, built in wardrobes and access to boarded loft space.



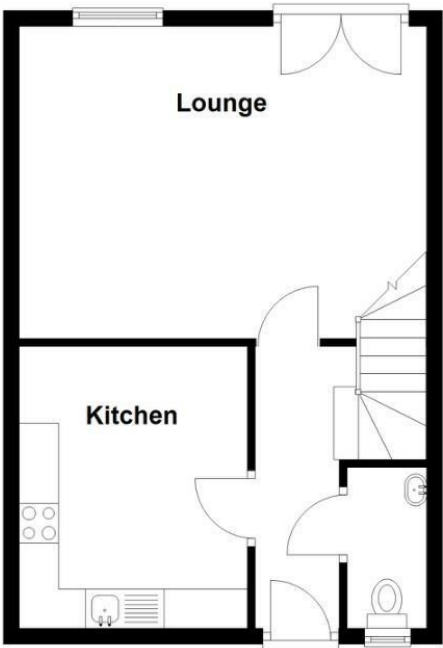
En-suite

Skylight, shower cubicle with shower over, wash hand basin, low level wc, heated towel rail and inset ceiling spotlights.

Council Tax Band - C
EPC Rating - B

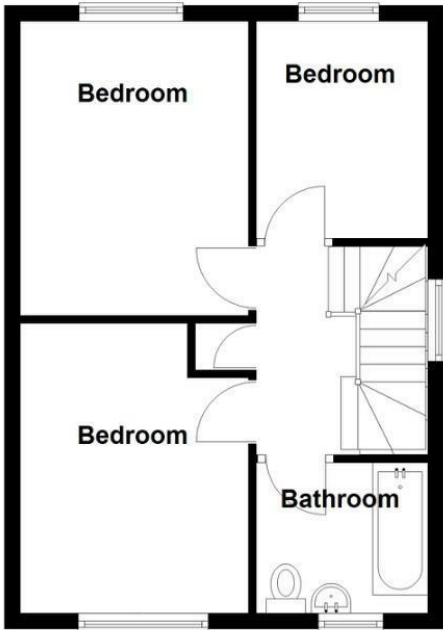
Ground Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



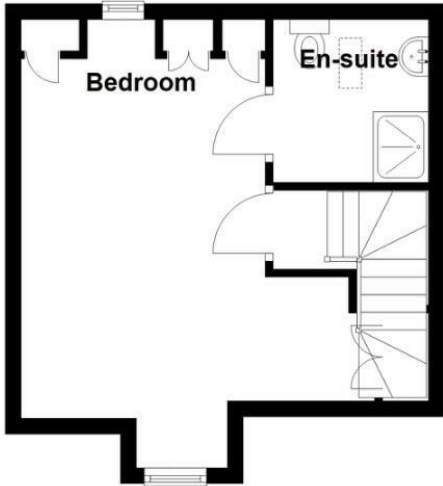
First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Second Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



Total area: approx. 104.8 sq. metres (1128.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.