



**5a Burford Close, Solihull, B92 8EA**  
**Offers in excess of £360,000**



## Approach

Via driveway with ample off road parking



## Hallway

Double glazed door to front, stairs to first floor accommodation, underfloor heating and spot lights to ceiling.



## Kitchen/Dining/Living Space

18'9 max x 22'2 max (5.72m max x 6.76m max)

Three Double glazed windows, bifold doors to rear, wall base and drawer units, integrated fridge, freezer, double oven, dishwasher and washing machine. Sink with boiling water tap, wine cooler, electric induction hob with extractor over, inset speakers, storage cupboard, underfloor heating throughout and spot lights to ceiling.

## Downstairs W/C

Inset low level W/C, hand wash basin with vanity below, under floor heating and spot lights to ceiling

## First Floor Landing

Double glazed window to front, radiator and spot lights to ceiling.



## Bedroom One

15'2 x 9'4 (4.62m x 2.84m)

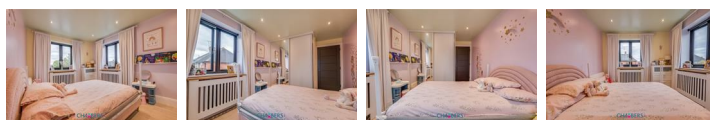
Two double glazed windows, built in wardrobes, two radiators and spot lights to ceiling.



## Bedroom Two

9'4 x 12'5 (2.84m x 3.78m)

Two double glazed windows, built in wardrobes, two radiators and spot lights to ceiling.



## Shower Room

Double glazed window to rear, low level W/C and hand wash basin built into vanity, shower cubicle, heated towel rail and spot lights to ceiling.



## Second Floor Landing

Spot lights to ceiling



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.

This property and its works have a 10 year guarantee.

Council Tax Band - C

EPC Rating - B

### Bedroom Three

9'6 x 12'7, 18'8 max plus dressing room (2.90m x 3.84m, 5.69m max plus dressing room)

Three velux sky lights, built in wardrobes, two radiators and spot lights to ceiling.



### Garden Room/Office

Double glazed window to front, two electric heaters, storage, spot lights to ceiling. Section housing low level w/c, hand wash basin with storage below and shower cubicle (not working).



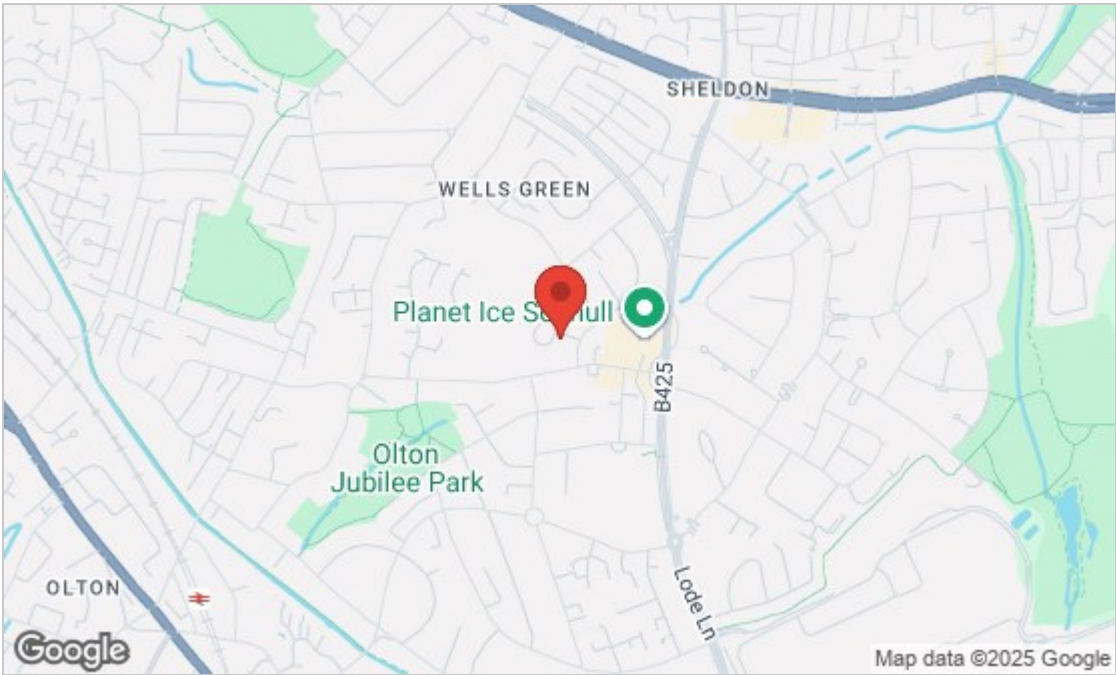
### Rear Garden

Decked area, artificial lawn, gated side access and enclosed too 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		85	95
(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 <sub>2</sub> ) Rating			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.