



9 Wood Close, Birmingham, B46 1AU

£270,000

This well presented three bedroom mid terrace home briefly comprises hallway, lounge, kitchen, three bedrooms and shower room. The property also has gardens to the front and rear and also benefits from double glazing and central heating both where specified. This property is a perfect first time buyer home . Call Now To View !!

Approach

Via pathway leading to front door, with area laid to lawn.



Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

18'8 max x 10'10 max (5.69m max x 3.30m max)

Double glazed window to front, electric fire with decorative surround, two radiators and two ceiling light points.



Kitchen

11'6 x 8'6 (3.51m x 2.59m)

Double glazed window to rear, wall base and drawer units, space for range cooker with extractor hood over, space for slimline dishwasher, space for fridge freezer, sink with drainer and mixer tap, understairs storage and ceiling light point.



Conservatory

10'2 x 7'7 (3.10m x 2.31m)

Double glazed sliding door and window to rear and ceiling light point.



Landing

Loft access with lighting and fold down ladders, ceiling light point.

Bedroom One

11'6 x 9'2 (3.51m x 2.79m)

Two double glazed windows to front, radiator and ceiling light point.



Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

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



Bedroom Three

6'3 x 5'7 (1.91m x 1.70m)

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



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: C
EPC Rating: D

Shower Room

Double glazed window to rear, low level w/c, shower enclosure, hand wash basin with storage below, heated towel rail and ceiling light point.



Rear Garden

Paved patio area, decked area, artificial lawn, outside electric points, gated rear access and enclosed to neighbouring boundaries.



Garage

En bloc, up and over door.

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.



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



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		
	64	77
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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