



**Chances Street,  
Birmingham B16 0QB**



**welcome to**

**Chances Street, Birmingham**

**\*\* WELL-PRESENTED FOUR BEDROOM DETACHED RESIDENCE \*\* CUL-DE-SAC \*\* LIVING ROOM \*\* DINING ROOM \*\* FITTED KITCHEN DINER \*\* CLOAKROOM/W.C \*\* EN-SUITE \*\* FAMILY BATHROOM \*\* FRONT AND REAR GARDENS \*\* GARAGE WITH DRIVE IN FRONT \*\* GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE \*\* IDEAL FAMILY HOME \*\***



### **Entrance Hall**

Door to front, central heating radiator and laminated wood flooring.

### **Cloakroom**

Toilet, wash hand basin, extractor fan and partly tiled.

### **Living Room**

16' 7" x 9' 6" ( 5.05m x 2.90m )

Double glazed windows to the rear side of the property, two central heating radiators, double glazed patio doors to the rear garden and laminated wood flooring.

### **Dining Room**

13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed windows to front and side of the property.

### **Kitchen Diner**

16' 7" x 10' 3" ( 5.05m x 3.12m )

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink/drainer, gas hob and oven, plumbing for washing machine and dish washer, space for fridge/freezer, tiled splash backs and tiled floor, ceiling spotlights, central heating radiator, boiler housed in cupboard, door to hall and garden and double glazed window to the front of the property.

### **Bedroom One**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed windows to the front of the property and central heating radiator.

### **En Suite (bedroom One)**

Spotlights, wash hand basin, heated towel rail, toilet, extractor fan, shaver point, shower cubicle, partly tiled and double glazed windows to the front of the property.

### **Bedroom Two**

10' 4" x 10' ( 3.15m x 3.05m )

Double glazed window to the front of the property and central heating radiator.

### **Bedroom Three**

12' 11" x 7' 3" ( 3.94m x 2.21m )

Double glazed window to the rear and side of the property, central heating radiator

### **Bedroom Four**

8' 11" x 6' 9" ( 2.72m x 2.06m )

Double glazed window to the rear of the property and central heating radiator.

### **Front Garden**

Laid to lawn fore garden with path to entrance, garage and drive to side of the property providing off road parking.

### **Rear Garden**

Paved patio area with lawn beyond, wall to boundaries, gate to rear leading to the garage.

### **Garage**

Up and over door.

### **Agent Note**

The Council Tax Band is D.



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welcome to

## Chances Street, Birmingham

- Well-presented four bedroom detached residence
- Cul-de-sac location near to deer's leap wood nature reserve
- Living, room, dining room and fitted kitchen diner
- Cloakroom/w.c
- En-suite and family bathroom

Tenure: Freehold EPC Rating: C

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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