



Black and White
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65 CHELMSLEY LANE, BIRMINGHAM, B37 7BP
GUIDE PRICE £325,000





Welcome to Chelmsley Lane, a charming 2-bedroom Bungalow, perfect for those seeking a cozy and comfortable living space. This property features partial uPVC double glazing, a fitted kitchen, and a delightful conservatory that opens to a mature garden.

The property is situated in Marston Green, a popular village known for its friendly community and excellent transport links.

Ground Floor:

Porch:

Enter through the secure uPVC double glazed door, surrounded by windows to the front and side, leading into the hallway.

Hallway:

The hallway features a radiator and opens into the kitchen, with doors leading to the bedrooms and lounge.





Bedroom 1: 3.14m x 2.53m,

This spacious bedroom includes a uPVC double glazed bay window to the front, fitted wardrobes with sliding doors, and a double radiator.

Bedroom 2 2.67m x 2.50m,

This bedroom features a uPVC double glazed window to the front, fitted wardrobes with overhead storage, and a radiator.



Shower Room:

The shower room is fitted with a three-piece suite comprising a shower cubicle with an mains water shower, a pedestal wash hand basin, and a low-level WC. There is a Upvc double glazed window to the side.

Lounge: 4.62m x 4.14m,

A generous living space featuring a decorative fireplace, two uPVC double glazed windows to the rear, a radiator, and French doors leading to the conservatory.

Conservatory:

A bright and airy space with full length windows, providing a perfect spot to enjoy the garden view. A uPVC double glazed door offers direct access to the rear garden.

Kitchen 3.42m x 2.70m

The Kitchen is fitted with base and eye-level units, worktop space, and a stainless-steel sink with a single drainer. integrated double oven and Gas Hob, A uPVC double glazed window overlooks the rear garden.

Lean-to:

Accessed from the kitchen, this area includes plumbing for a washing machine and power outlets a uPVC double glazed window to the rear and a door leading to the garage.





Garage:

The garage features a metal up-and-over door for secure storage.

Outside:

Front Garden:

A mature enclosed garden with a variety of shrubs provides a welcoming entrance.



Rear Garden:

The enclosed rear garden offers a peaceful retreat with mixed plants and shrubs, a paved pathway, and a paved patio seating area.

