

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Cornfield Croft, Chelmsley Wood, Birmingham B37 6TP  
£165,000

**archerbassett**  
LETTINGS AND SALES



**\*\* EXCELLENT FIRST TIME PURCHASE OR INVESTMENT \*\***

This three bedroom mid terraced home is offered with no upward chain and benefits from double glazing and gas central heating throughout. The ground floor comprises of a spacious kitchen/diner with a range of wall and base units and built in under-stair storage, leading onto a large reception room with feature fire place. To the first floor are two double bedrooms, a single bedroom & a fully tiled family bathroom with white suite to include bath with shower over and a separate W/C. There are low maintenance gardens to both the front and rear with the rear garden having a patio over two levels.

ENERGY RATING C

**Porch**

**5'4" x 3'2" (1.63m x 0.97)**

External porch with dual aspect double glazed windows.

**Kitchen/Diner**

**17'10" x 12'4" (5.46m x 3.76m)**

Double glazed windows to front, large kitchen/diner with a range of wall and base units.

**Living Room**

**17'7" x 10'2" (5.38m x 3.11m)**

Double glazed windows to rear with views to garden, spacious lounge with feature brick fireplace.

**Bedroom 1**

**8'2" x 9'6" (2.5m x 2.90m)**

Double glazed window to front, spacious double bedroom with carpet.

**Bedroom 2**

**9'8" x 10'11" (2.96m x 3.33m)**

Double glazed window to rear, large double room with carpet.

**Bedroom 3**

**7'10" x 7'9" (2.40m x 2.37m)**

Double glazed window to rear, good sized single room with carpet.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bathroom**

**4'11" x 5'4" (1.50m x 1.65m)**

Double glazed window to front, fully tiled bathroom with white suite to include bath with shower over and hand wash basin.

**WC**

**2'9" x 5'7" (0.86m x 1.72m )**

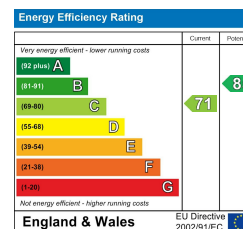
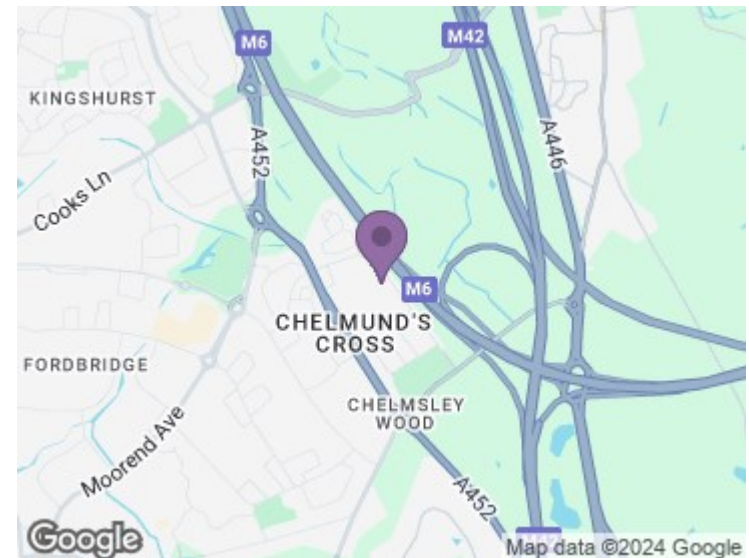
Double glazed window to front, part tiled separate W/C

**Tenure - Freehold**

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.



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