

HARWOOD

THE ESTATE AGENT

01952 881010

11 Chelmarsh, Stirchley TF3 1XU



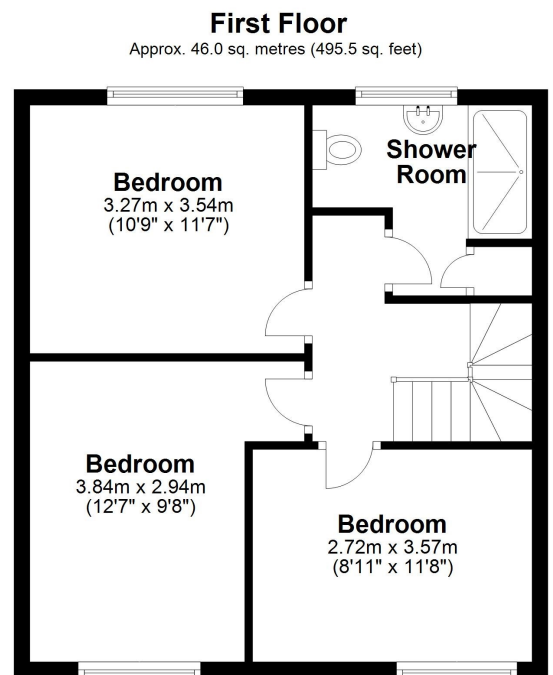
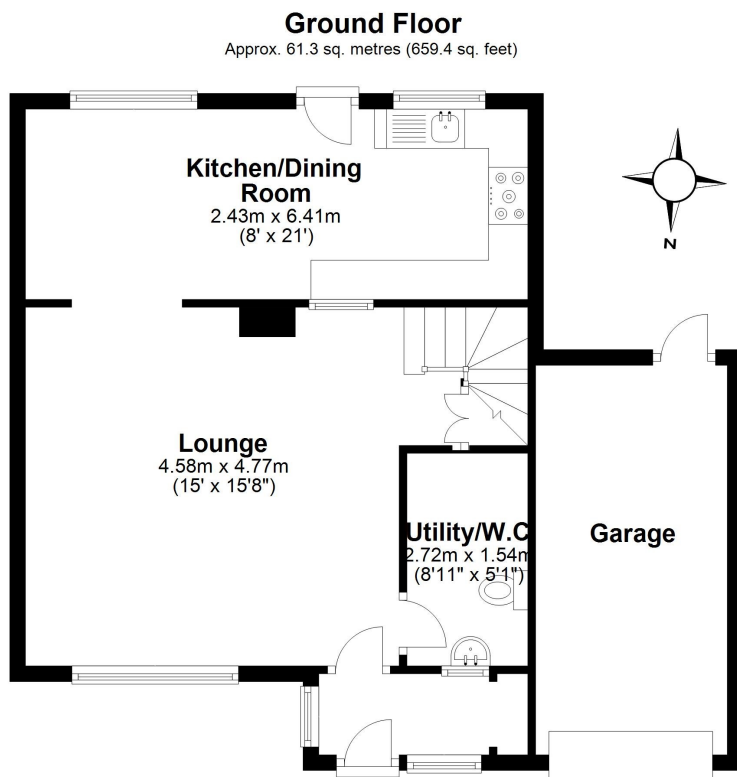
£ 1 9 4, 9 5 0 region

This generously proportioned semi-detached home is located within a well-established and residential estate. Offering a comfortable living space, the property currently features a spacious lounge, kitchen/dining room and utility/W.C. The first floor offers three well proportioned bedrooms and a shower room. Externally, the home benefits from both front and rear gardens, providing ample outdoor space for relaxation. Additionally, the property boasts a private driveway with off-road parking and a garage, ensuring both convenience and practicality. Local schooling and amenities are withing easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 107.3 sq. metres (1154.9 sq. feet)

Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 17th March 2025