



Chaffcombe Road, Birmingham

burchell  
edwards



## Property Description

WAIT FOR IT!!! TOO LATE!! Or at least it could be if you do not book your viewing quickly This two bedroom semi-detached located on a popular road in SHELDON is the perfect project for any FIRST TIME BUYER or INVESTOR! In need of some modernisation but with bags of potential this could be your DREAM HOME! Call NOW on 0121 742 1725.

## Front Garden

Block paved driveway with off road parking.

## Entrance Hall

Doors off to:

## Lounge

15' 3" x 10' 11" ( 4.65m x 3.33m )

Double glazed windows to side and front elevations, central heating radiator and feature fireplace.

## Kitchen

10' x 9' 5" ( 3.05m x 2.87m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit,

## Lean-To

14' 10" x 6' 8" ( 4.52m x 2.03m )

Double glazed windows to rear elevation, door to rear elevation and tiled floor.



## Landing

Double glazed windows to rear and side elevations and loft access.

## Bedroom One

15' 3" x 11' 1" into bay ( 4.65m x 3.38m into bay )  
Double glazed window to front elevation, central heating radiator, feature fireplace and airing cupboard.

## Bedroom Two

7' 10" x 9' 5" ( 2.39m x 2.87m )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

4' 4" x 6' 2" ( 1.32m x 1.88m )  
Double glazed window to rear elevation, shower cubicle with electric shower, wash hand basin, part tiled and central heating radiator.

## Seperate W.C

2' 3" x 4' 6" ( 0.69m x 1.37m )  
Double glazed window and W.C,

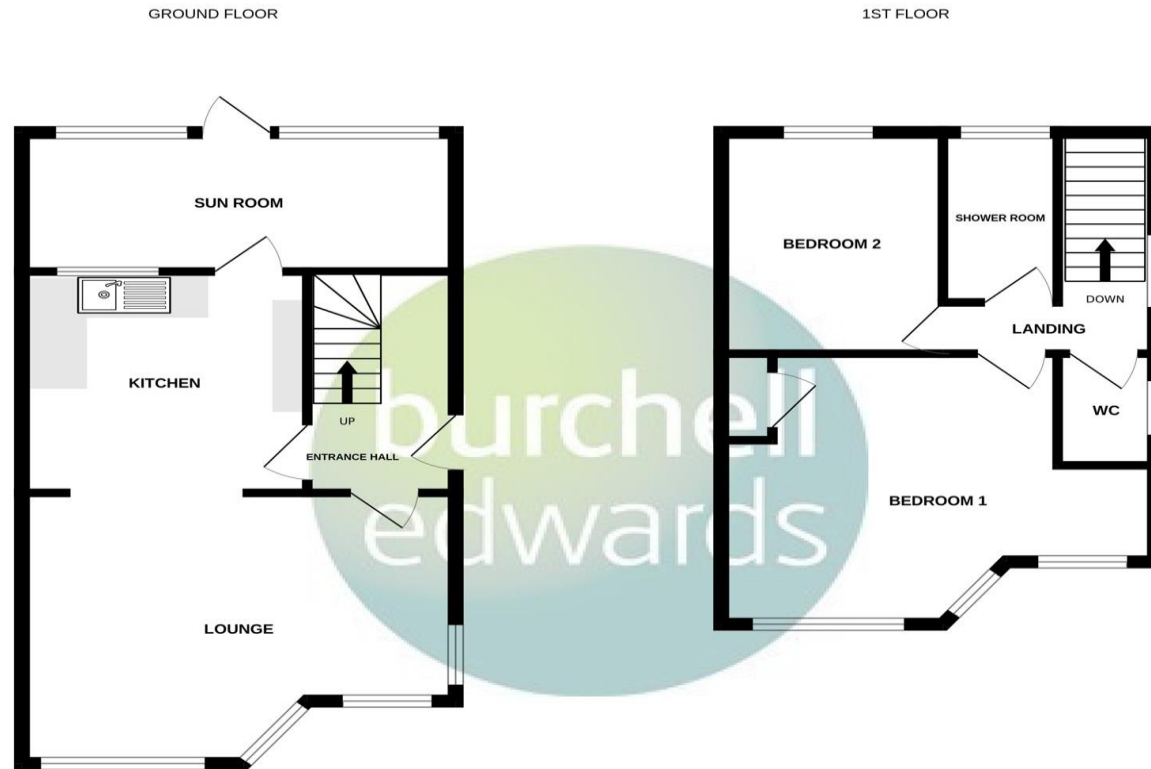
## Rear Garden

Paved patio, lawn area, fencing to all boundaries and gated side access.









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To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHL209596](https://www.burchelledwards.co.uk/Property/SHL209596)**



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