



Chaffcombe Road, Birmingham

burchell  
edwards



# Chaffcombe Road, Birmingham, B26 3YB

for sale offers over  
**£400,000**



## Property Description

An immaculately presented, much improved and extended, FIVE BEDROOM semi detached property in a popular road. Accommodation comprises entrance porch, lounge, fitted kitchen diner, conservatory and side passageway. First floor accommodation comprises master bedroom, four further bedrooms and TWO family bathrooms. Property further benefits from double glazing, gas central heating, off road parking and rear garden. CALL NOW ON 0121 742 1725!!!

## Lounge/ Kitchen

29' 1" into bay x 14' 8" ( 8.86m into bay x 4.47m )  
Double glazed bay window to front elevation, two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, tiling to splash prone areas, central heating radiator, spotlights and tiled flooring.

## Reception Room

34' 2" x 9' 6" ( 10.41m x 2.90m )  
Double glazed windows to front and side elevations, double glazed door to rear elevation, fitted storage units.

## Conservatory

14' 6" x 15' 4" ( 4.42m x 4.67m )  
Double glazed windows and door to rear elevation, tiled flooring.

## Landing

Storage and loft access.

## Bedroom One

12' 6" x 8' 4" ( 3.81m x 2.54m )  
Double glazed window to front elevation,  
central heating radiator.

## Bedroom Two

13' 9" x 9' 2" ( 4.19m x 2.79m )  
Double glazed window to rear elevation,  
central heating radiator.

## Bedroom Three

9' 3" x 6' 3" ( 2.82m x 1.91m )  
Double glazed window to front elevation,  
central heating radiator.

## Bedroom Four

13' 11" x 9' 8" ( 4.24m x 2.95m )  
Double glazed window to rear elevation,  
central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C,  
two wash hand basins, bath, central heating  
radiator, tiled flooring.

## Bedroom Five

9' 8" x 9' 7" ( 2.95m x 2.92m )  
Double glazed windows to front and side  
elevations, central heating radiator.

## Bathroom Two

Two wash hand basins, W.C, central heating  
radiator, tiling to walls, tiled flooring.

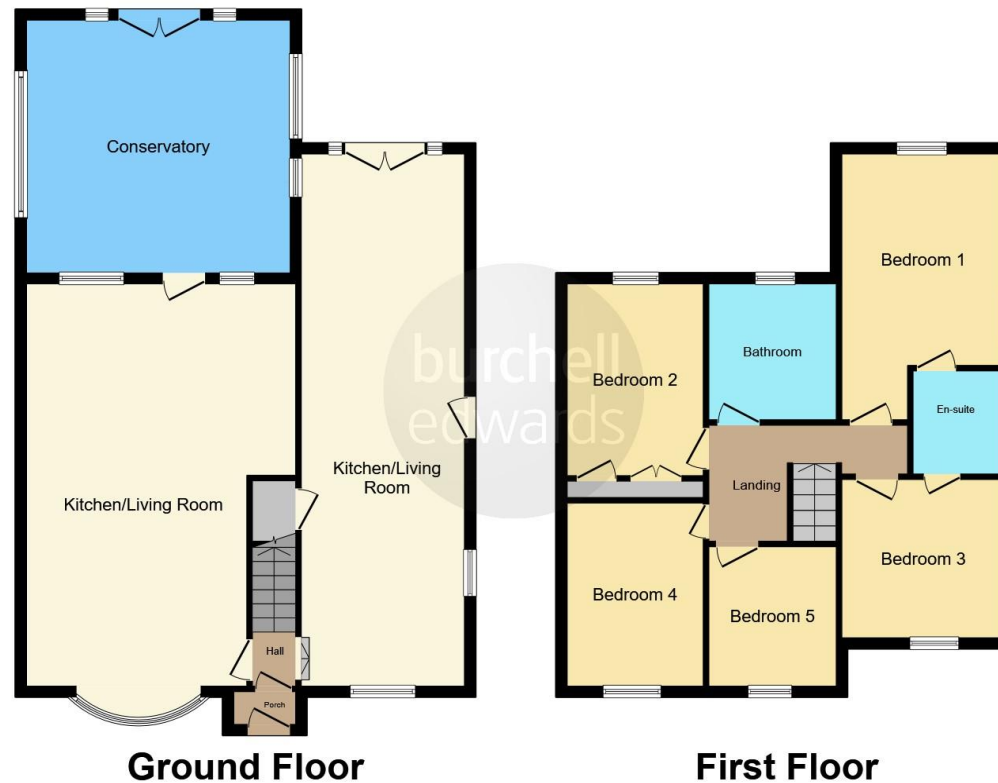












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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