



Chaffcombe Road, Birmingham

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## Property Description

A GREAT PROPERTY ideal for a FIRST TIME BUYER or young family! In a great spot, the property is close to local shops, schools and provides easy access to Birmingham City, M42/M6 and NEC. One not to be missed, so call the sales team to view today! on 0121 742 1725! CALL US NOW BEFORE ITS TOO LATE!!!!

## Entrance Hallway

Double glazed window to side elevation and central heating radiator.

## Lounge

Double glazed bay window to front elevation, double glazed sliding doors to rear elevation, electric fire and two central heating radiators.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for electric cooker and washing machine, tiled flooring, tiling to splash prone areas.

## Conservatory

Double glazed surround, central heating radiator, tiled flooring and base storage units.



## Landing

Double glazed window to side elevation, central heating radiator.

## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator, fitted wardrobes, loft access.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, central heating radiator, extractor, tiling to walls.

## Rear Garden

Slabbed patio, side access to frontage, storage shed, greenhouse, access to garage and fencing to all boundaries. Backs onto school playing fields.









Total floor area 89.2 m<sup>2</sup> (960 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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