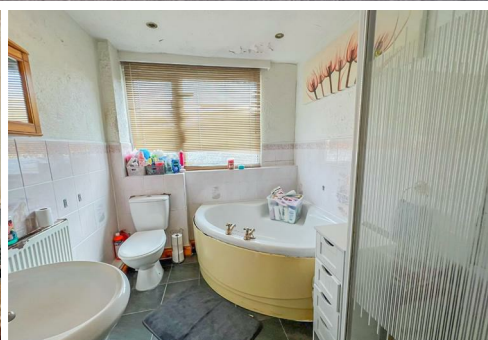




37 Holly Lodge Walk, Birmingham, B37 5HG

£165,000

Terrace property in the popular location of Chelmsley Wood. In brief the property comprises lounge, kitchen diner, three bedrooms, bathroom, front and rear garden. The property also benefits from double glazing & central heating (both where specified)

Approach

Pathway leading to front door with area laid to lawn.

Porch

Double glazed door to front.

Lounge

16'1 x 14'5 (4.90m x 4.39m)

Double glazed bow window to front, stairs to first floor accommodation, storage cupboard, radiator, two wall light points and ceiling light point.



Kitchen/Diner

16'10 x 11'6 (5.13m x 3.51m)

Double glazed window and door to rear, double glazed French doors to rear, wall base and drawer units, sink with drainer and mixer tap, integrated gas hob with extractor over, integrated electric oven, space for white goods, radiator and spot lights to ceiling.



Landing

Loft access and ceiling light point.

Bedroom One

15'02 x 8'6 (4.62m x 2.59m)

Double glazed window to front, radiator and spot lights to ceiling.



Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

10'0 max x 7'3 (3.05m max x 2.21m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, low level w/c, corner bath, hand wash basin, shower cubicle, radiator and spot lights to ceiling.



cannot be agreed without this.

We believe this property to be of non standard construction.

Council Tax Band - B

EPC Rating - D

Rear Garden

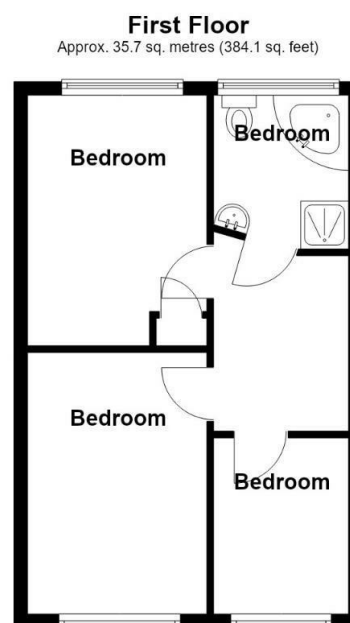
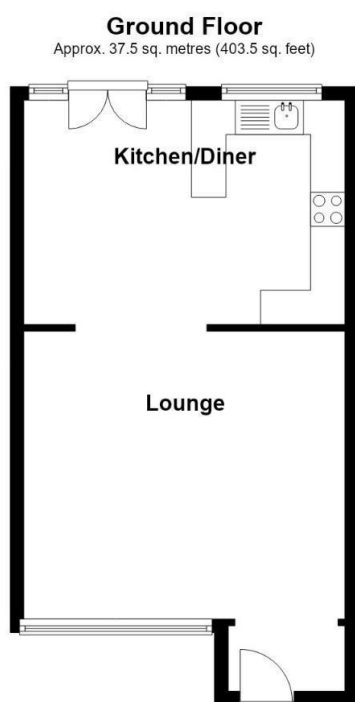
Patio Area, area laid to lawn, brick built store, gated access to rear and enclosed to neighbouring boundaries.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale



Total area: approx. 73.2 sq. metres (787.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.