



## 173 Bosworth Drive, Chelmsley Wood, B37 5BT

### Asking price £160,000

Three bedroom mid terrace property located in Chelmsley Wood. In brief the property comprises porch, lounge, kitchen diner, three bedrooms, wet room and garden. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach

Lawned area and path leading to entrance front door.



## Porch

Single glazed window, double glazed door and storage cupboard.

## Lounge

12'01" x 18'10" max (3.68m x 5.74m max)

Double glazed window to fore, three ceiling light points and radiator.

## Kitchen Diner

18'11" x 9'00" (5.77m x 2.74m)

Sliding doors to rear, double glazed window to rear, having a range of matching wall, base and drawer units, sink with drainer, space for white goods, space for cooker and extractor hood, understairs storage cupboard, radiator and two ceiling light points.

## Landing

Ceiling light point, two storage cupboards, one housing the wall mounted boiler.

## Bedroom One

11'01" x 12'00" (3.38m x 3.66m)

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

## Bedroom Two

11'01" x 9'03" (3.38m x 2.82m)

Double glazed window to rear, ceiling light point, radiator and storage cupboard with access to loft void.

## Bedroom Three

9'04" x 7'08" (2.84m x 2.34m)

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

## Shower Room

Double glazed window to rear, low level wc, wash hand basin, walk in shower, radiator and ceiling light point.

## Rear Garden

Paved patio area, lawned area and enclosed to 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 cannot be agreed without this.

NB: We believe the property to be of non-standard construction.

NB: The property is currently tenanted and has had some decoration changes which show different to the pictures.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.