



10 Roach Close, Chelmsley Wood, B37 7UH

£180,000

Mid terrace property in the popular location of Chelmsley Wood. In brief the property comprises porch, entrance hallway, downstairs wc, lounge, kitchen diner, three bedrooms, bathroom and garden. The property also benefits from double glazing, warm air heating (both where specified) and NO CHAIN.

Approach

Paved fore garden giving access to entrance front door.



Porch

Storage cupboard, meter cupboard and single glazed window to side.

Entrance Hallway

Two ceiling light points and stairs rising to first floor accommodation.



Downstairs WC

Low level wc, wash hand basin, ceiling light point and single glazed window to fore.

Lounge

15'11" x 12'03" (4.85m x 3.73m)

Double glazed sliding doors to rear, two ceiling light points and feature fireplace.



Kitchen

16'04" x 9'05" (4.98m x 2.87m)

Having a range of wall, base and drawer units, sink with mixer tap over, space for white goods, two ceiling light points, warm air unit and double glazed bow window to fore.



Landing

Ceiling light point, storage cupboard and access to loft.

Bedroom One

13'04" x 9'08" (4.06m x 2.95m)

Double glazed window to fore and ceiling light point.



Bedroom Two

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



Bedroom Three

9'09" x 6'10" (2.97m x 2.08m)

Double glazed window to rear and ceiling light point.



Bathroom

Double glazed window to fore, low level wc, wash hand basin, bath with shower over, cupboard housing tank and ceiling light point.



Rear Garden

lawned area, paved 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.

We believe this property to be of non standard construction.

Council Tax Band: A

EPC Rating: C



Total area: approx. 978.1 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(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		

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