



99 Birmingham Road, Birmingham, B46 1TA

Offers over £395,000

This deceptive well presented semi detached property is situated in a popular location and has fantastic transport links, local amenities and a train station within walking distance. In brief the property comprises, porch, hallway, lounge, dining room, kitchen, conservatory, three bedrooms, master with en-suite, family bathroom, garden, off road parking and NO CHAIN. Outside there's a rear brick built summer house and the garage has been converted into office/studio space. Please call us now to arrange a viewing!!

Approach

Block paved driveway with shared gated access to rear.

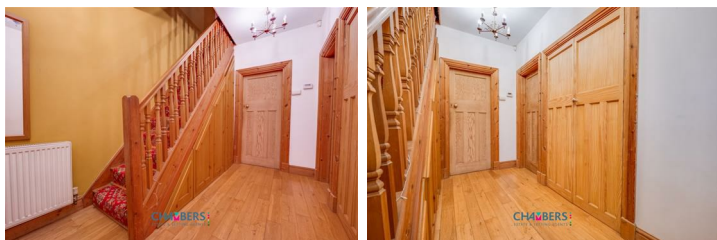


Porch

Door to fore and light point.

Entrance Hallway

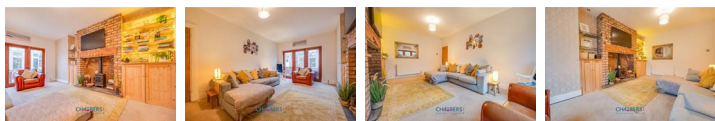
Obscure window to the front, ceiling light point, radiator, understairs storage and stairs to first floor accomodation.



Lounge

17'1" x 12'00" max (5.21m x 3.66m max)

Bi folding doors to conservatory, featured brick built fireplace with burner, radiator and ceiling light point.



Dining Room

12'1" max x 10'10" max (3.68m max x 3.30m max)

Double glazed bay window to the front, ceiling light point, radiator and storage cupboards to recess.

Kitchen

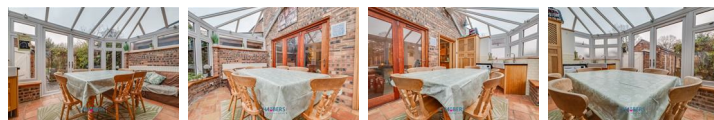
14'3" max x 7'4" (4.34m max x 2.24m)

Having a range of wall, base and drawer units, freestanding cooker with extractor hood over, radiator, ceiling light point, tiled splash back and door to conservatory.



Conservatory

Double glazed with French doors to the rear garden, tiled flooring, radiator, base units and rolled edge work surface, space for white goods, sink with mixer tap over and light points.



Landing

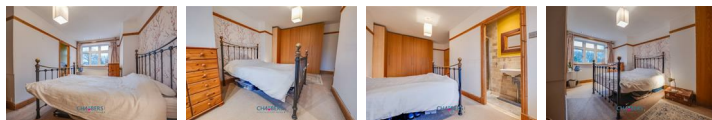
Radiator, loft access, and ceiling light point



Bedroom One

9'3" plus door recess x 17'3" max (2.82m plus door recess x 5.26m max)

Window to rear, radiator, ceiling light point, built in wardrobes and door to en-suite.



En-suite

Shower cubicle with shower over, low level wc and wash hand basin.



Bedroom Two

8'10" x 9'9" to wardrobes (2.69m x 2.97m to wardrobes)
Window to the front, radiator, built in wardrobe and ceiling light point.



Bedroom Three

9'10" x 10'00" (3.00m x 3.05m)

Window to the rear, ceiling light point, wardrobe and radiator.

cannot be agreed without this.

Council Tax Band - C

EPC Rating - D



Bathroom

Obscure window to the front, radiator, wash hand basin, WC, freestanding rolltop bath, tiled to splash prone areas and spotlights to ceiling.



Rear Garden

Gated access to shared drive, paved patio area, laid to lawn, door to office/studio, pergola, paved patio to the rear with bi-folding doors leading into outbuilding.



Summer House

Brick built with bi-fold doors, burner, two skylights, ladders leading to mezzanine, ceiling light points and power points.



Studio / Previous Garage

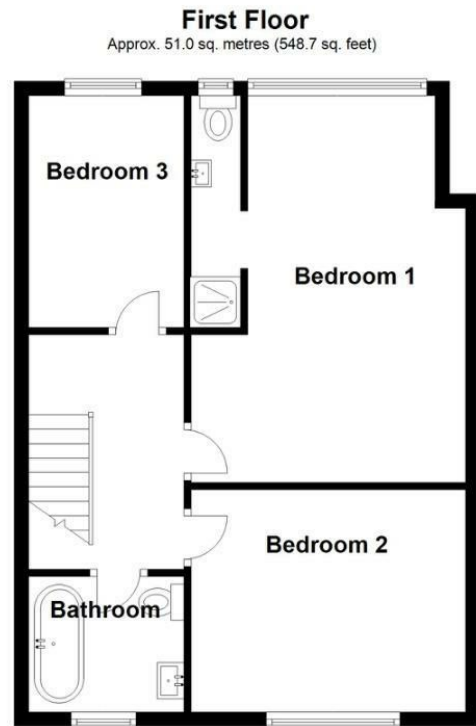
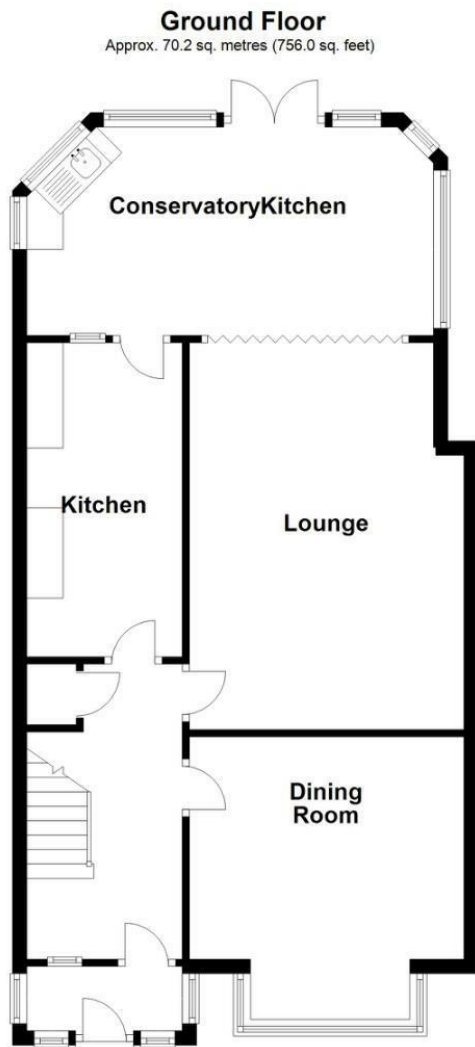
Velux style window, light point, low level wc, base units and window to rear.



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. 121.2 sq. metres (1304.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO₂) Rating			
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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