CHAMBERS
ESTATE & LETTING AGENTS

47 Circus Avenue, Birmingham, B37 7NG
£180,000

Mid terrace property in the popular location of Chelmsley Wood. In brief the property comprises porch, lounge, kitchen diner, three bedrooms, shower room, separate WC, double glazing, warm air heating (both where specified) and NO CHAIN.

Approach
Lawned front garden with path leading to front door.

Porch
Meter cupboard, sliding door to kitchen diner and ceiling light point.

Kitchen Diner
18'07 x 11'11 (5.66m x 3.63m)
Double glazed window to front, double glazed window to rear, double glazed to rear, wall base and drawer units, sink with drainer and mixer tap, space for cooker, warm air unit, stairs to first floor accommodation, under stairs storage cupboard and two ceiling light points.

Lounge
10'10 x 18'08 (3.30m x 5.69m)
Double glazed window to front, double glazed French doors to rear, feature fire place, warm air vent and two ceiling light points.

Landing
Warm air vent, loft access, storage cupboard and ceiling light point.

Bedroom One
10'10 x 9'07 (3.30m x 2.92m)
Double glazed window to front, built in wardrobes and ceiling light point.

Bedroom Two
12'10 x 8'10 max (3.91m x 2.69m max)
Double glazed window to front, built in storage, storage cupboard and ceiling light point.

Bedroom Three
6'08 x 8'11 (2.03m x 2.72m)
Double glazed window to rear and ceiling light point.

Toilet
Double glazed obscured window to rear, low level W/C and ceiling light point.

Shower Room

Double glazed obscured window to rear, shower cubicle, hand wash basin and spot lights to ceiling.

Rear Garden

Paved patio area, area laid to lawn, brick built tool store and enclosed to neighbouring boundaries.

Further Information

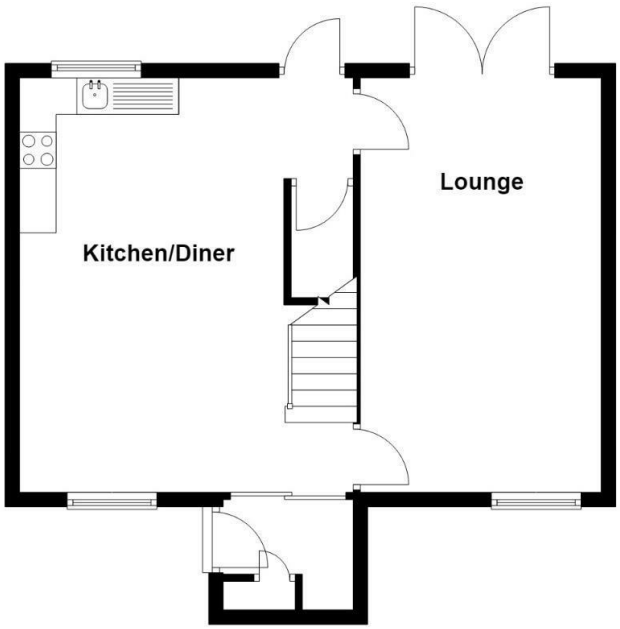
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 cannot be agreed without this.

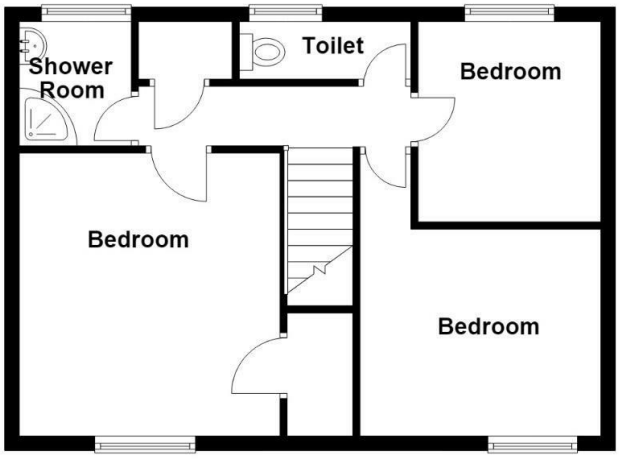
We believe this property to be of non standard construction (Mowlem Fly Ash).

Council Tax Band: A
EPC Rating:D

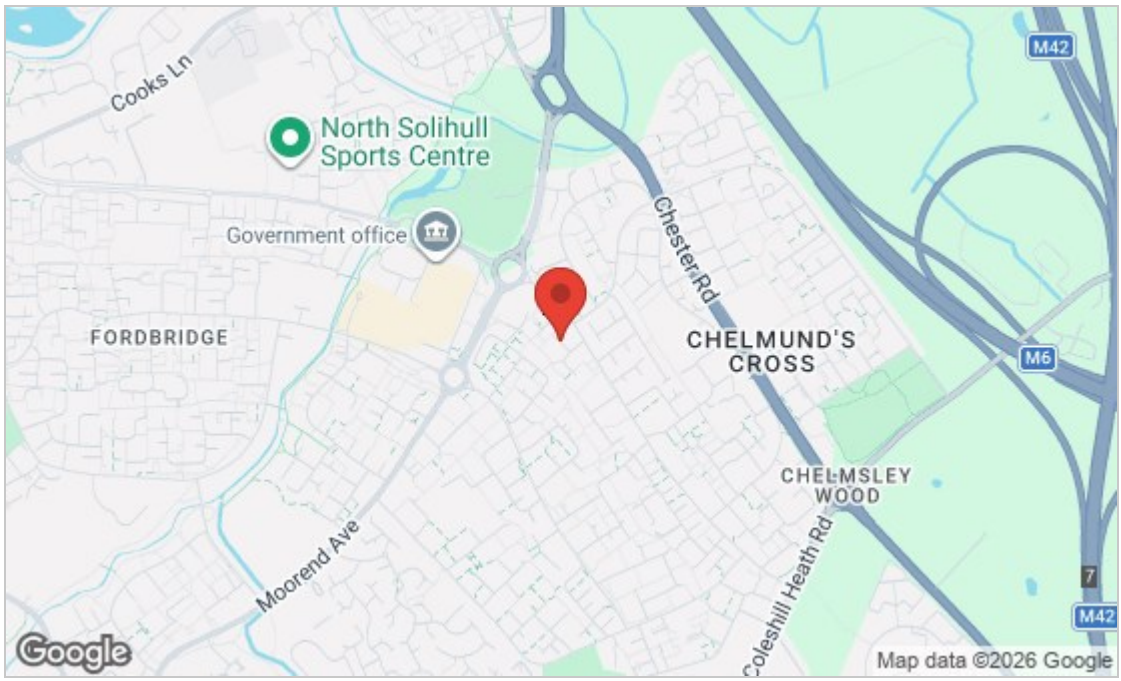
Ground Floor
Approx. 517.8 sq. feet

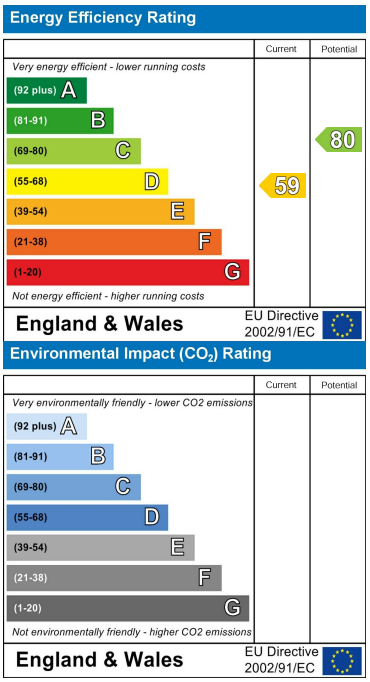


First Floor
Approx. 487.0 sq. feet



Total area: approx. 1004.8 sq. feet





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