CHAMBERS
ESTATE & LETTING AGENTS









10 Roach Close, Chelmsley Wood, B37 7UH
£175,000

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.





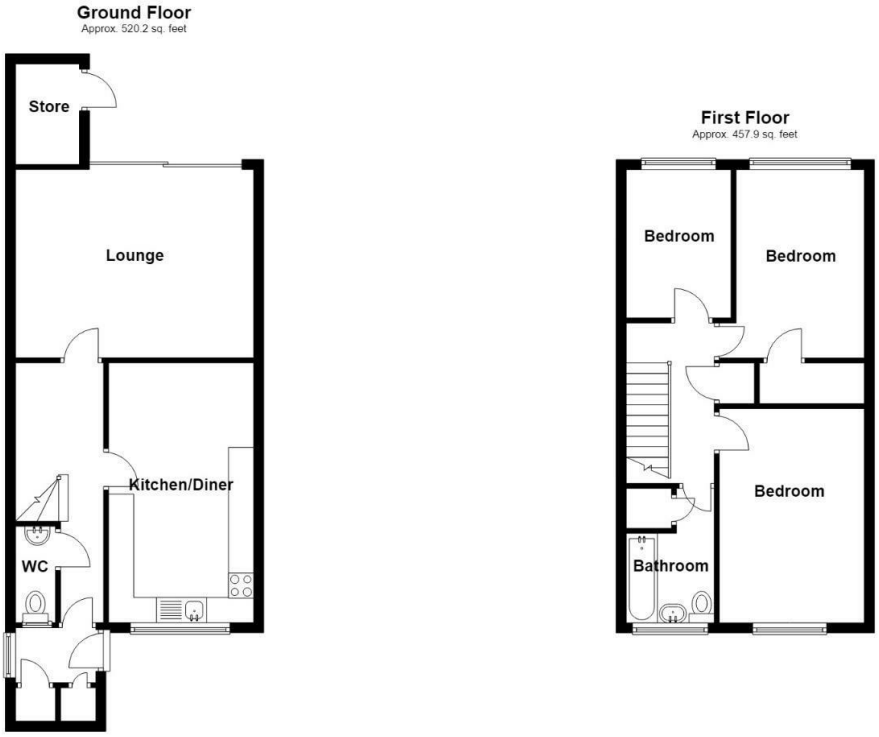
Rear Garden
lawned area, paved area and enclosed to boundaries.



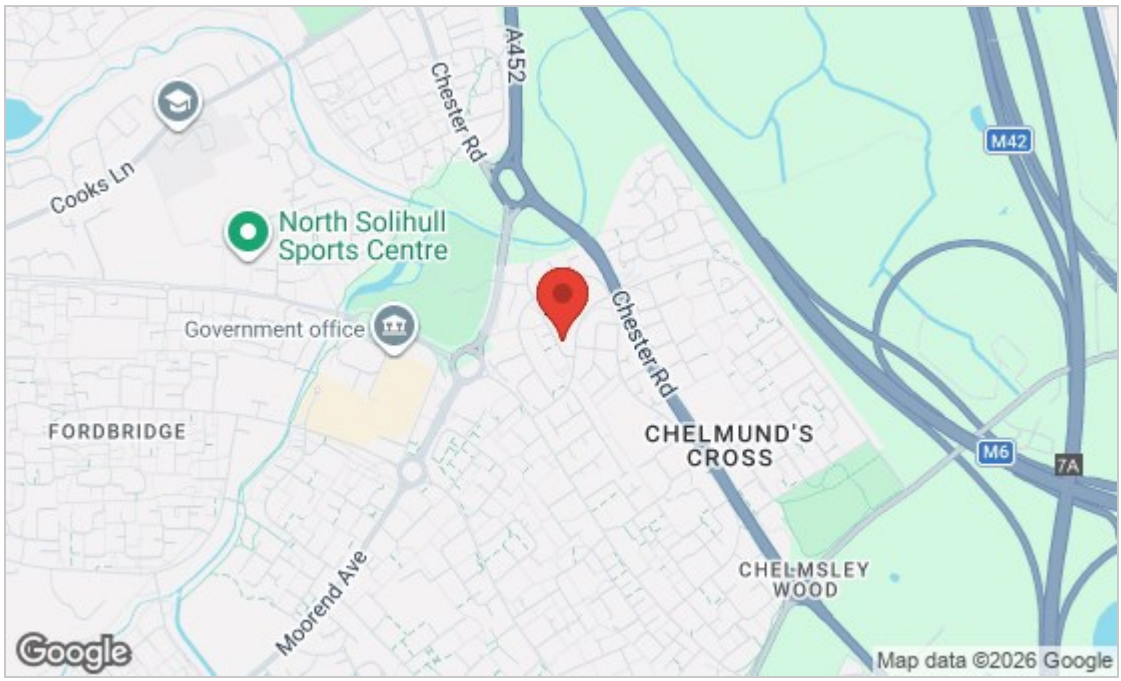

Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not 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.

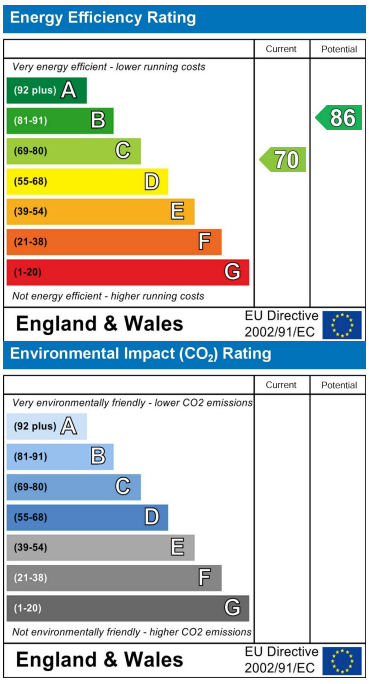
Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: A
EPC Rating: C



Total area: approx. 978.1 sq. feet





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net