



 **urbangrey**
ESTATES

1 LUMLEY GROVE, CHELMSLEY WOOD , BIRMINGHAM, B37
7TJ **GUIDE PRICE £180,000**





Situated within a popular residential location, this well proportioned three bedroom property offers spacious accommodation throughout and is ideally suited to first time buyers, families and investors alike. Benefitting from uPVC double glazing, a fitted kitchen/diner and generously sized living accommodation, the property provides excellent potential for comfortable modern living.

The accommodation briefly comprises entrance hallway with stairs rising to the first floor, spacious lounge, fitted kitchen/diner, three bedrooms, separate WC and shower room. Externally the property enjoys a pleasant position in the area with nearby access to local amenities, schools and transport links.

Ground Floor

Entrance Hallway

Accessed via a uPVC double glazed entrance door with stairs rising to the first floor accommodation and doors leading to the principal ground floor rooms.





Lounge

4.44m x 3.27m (14'7" x 10'9")

A spacious and welcoming main reception room enjoying pleasant views over the front garden through a large uPVC double glazed window, allowing plenty of natural light to flow through the space. The room offers excellent proportions for both comfortable family living and entertaining guests, with ample space for a range of lounge furniture and radiator.

Kitchen/Diner

max (18'0" x 12'4" max) 5.49m x 3.76m

A generously sized fitted kitchen/diner providing an excellent social and family space. Fitted with a range of matching wall and base units with complementary work surfaces over incorporating a stainless steel sink with single drainer. The room benefits from a uPVC double glazed window to the rear elevation, radiator and useful built-in storage and meter cupboard housing the gas and electricity meters. With ample space for a dining table and chairs, the room is perfectly suited to both everyday dining and entertaining.



First Floor

Landing

2.76m x 2.42m plus recess (9'1" x 7'11")

Providing access to all first floor rooms and benefiting from two useful storage cupboards one housing the boiler.



Bedroom One

3.32m x 3.01m plus recess (10'11" x 9'11")

A well proportioned double bedroom positioned to the front of the property, offering a bright and comfortable space with uPVC double glazed window overlooking the garden and radiator. The room provides ample space for freestanding bedroom furniture.

Bedroom Two

2.84m x 2.00m plus recess (9'4" x 6'7")

A versatile bedroom with uPVC double glazed window to the rear elevation and radiator, ideal for use as a guest room, nursery, dressing room or home office.





Bedroom Three

2.42m x 2.36m plus recess (7'11" x 7'9")

A comfortable third bedroom featuring a uPVC double glazed window to the front elevation and radiator, offering flexibility for growing families or those requiring additional workspace.

Separate WC

1.70m x 0.82m (5'7" x 2'8")

Fitted with a WC and benefiting from a uPVC double glazed window to the rear elevation, providing practicality for busy family living.

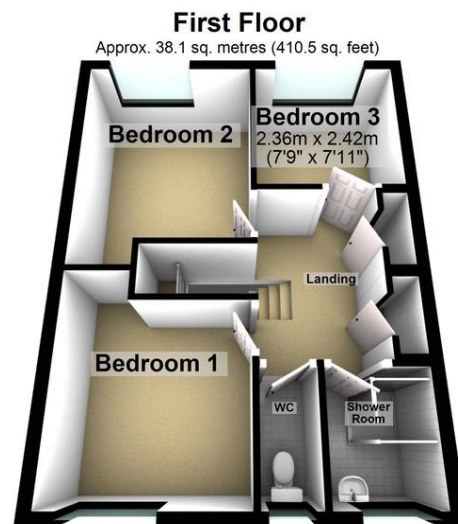
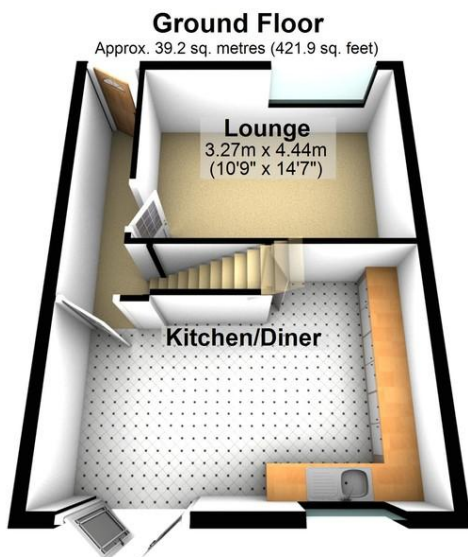
Shower Room

1.82m x 1.51m (6'0" x 4'11")

Fitted with a modern two piece suite comprising wash hand basin and shower enclosure. The room further benefits from a radiator and uPVC double glazed window to the rear elevation, creating a bright and functional bathing space.

Outside space

Enclosed front and rear gardens offering a tranquil space to relax



Total area: approx. 77.3 sq. metres (832.3 sq. feet)