



34 Chestnut Grove, Birmingham, B46 1AD

£475,000

Well presented four bedroom detached property in the popular location of Coleshill. In brief the property comprises entrance hallway, lounge, dining room, kitchen, downstairs wc, four bedrooms, master with en-suite, family bathroom, front and rear garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

Approach

Via path leading to front door, area laid to lawn and driveway providing off road parking and access to garage.



Entrance Hallway

Double glazed window to side, stairs leading to first floor accommodation, understairs storage cupboard, radiator and ceiling light point.



Lounge

13'1 x 13'5 plus recess (3.99m x 4.09m plus recess)
Double glazed window to rear, brick built fireplace, double doors to dining room, radiator, two wall light points and ceiling light point.



Downstairs W/C

Double glazed obscured window to front, low level w/c, hand wash basin, radiator and spot light to ceiling.

Dining Room

12'2 x 10'11 (3.71m x 3.33m)
Double glazed window and door to rear, double doors leading to lounge, radiator and ceiling light point.



Kitchen

8'10 x 11'10 (2.69m x 3.61m)

Double glazed window to front, double glazed window and door to side, wall base and drawer units, sink with drainer and mixer tap, integrated oven and microwave, integrated gas hob with extractor over, integrated washing machine, dishwasher and fridge freezer, radiator and spot lights to ceiling.



Landing

Double glazed window to front, loft access, airing cupboard and ceiling light point.



Bedroom One

10'11 to wardrobe x 10'6 (3.33m to wardrobe x 3.20m)

Double glazed window to rear, built in wardrobes, radiator and ceiling light point.



Ensuite

Double glazed obscured window to rear, low level w/c, sink in vanity unit, shower cubicle and spot lights to ceiling.



Bedroom Two

9'11 x 10'4 (3.02m x 3.15m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

10'7 max x 9'4 max (l shaped) (3.23m max x 2.84m max (l shaped))

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



Bedroom Four

7'2 x 9'3 (2.18m x 2.82m)

Double glazed window to front, radiator and ceiling light point.



Bathroom

Double glazed obscured window to front, bath with shower over, low level w/c, hand wash basin, radiator and ceiling light point.



Rear Garden

Paved patio area, decking area, stoned beds, lawned area and enclosed to neighbouring boundaries.



Garage

16'8 x 8'3 (5.08m x 2.51m)

Up and over door, double glazed window and door to side, strip light, plumbing for washing machine and wall mounted boiler.



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

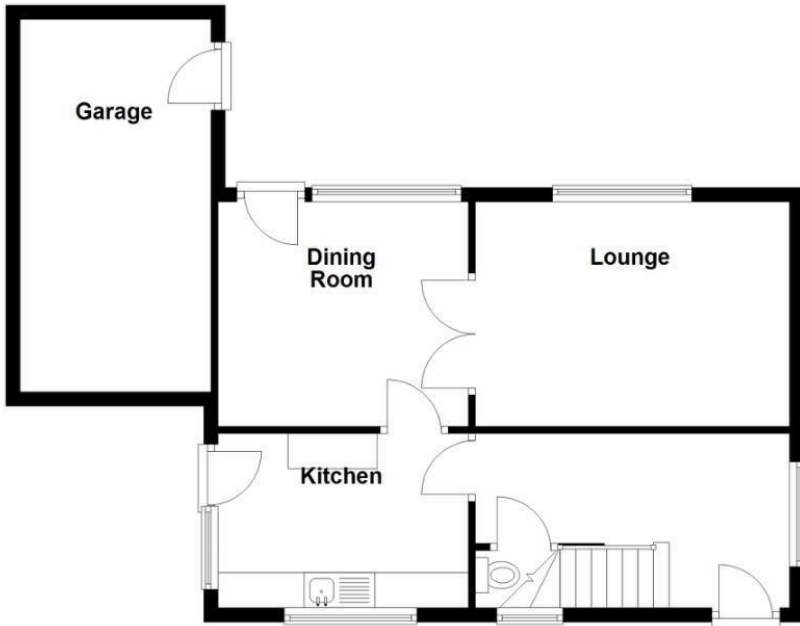
been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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 - E
EPC Rating - D

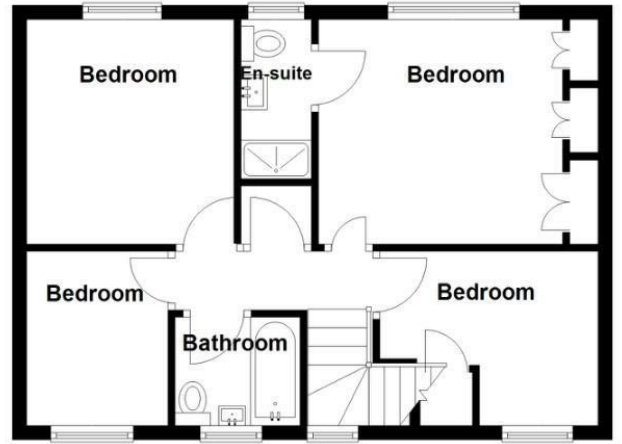
Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 107.5 sq. metres (1156.8 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			
		68	75
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	

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