



10 PIGGOTTS CROFT, CHELMSLEY WOOD, BIRMINGHAM,
B37 5AD **OFFERS IN REGION OF £199,950**





Urban Grey Estates are pleased to present this spacious and versatile four-bedroom family home situated in a popular residential location within Chelmsley Wood. Offering generous accommodation throughout, the property benefits from a ground floor bedroom and shower room, making it ideal for larger families, multi-generational living or those requiring flexible living arrangements. Further features include a spacious lounge, kitchen, utility area, first floor family bathroom, gas central heating, uPVC double glazing. Conveniently located close to local schools, shops, transport links and amenities, this property offers excellent potential for a wide range of buyers.



Ground Floor

Porch 2.99m x 0.93m (9'10" x 3'1")

Entered via a uPVC double glazed entrance door, the porch benefits from two uPVC double glazed windows to the front elevation and a further window to the rear, allowing plenty of natural light. Radiator and access through to the utility area.



Hallway 3.02m x 1.21m (9'11" x 4'0")

Providing access to the first-floor accommodation via staircase.

Utility Area 2.64m x 1.36m (8'8" x 4'6")

Useful utility space providing additional storage and laundry facilities with access to Bedroom Four.

Lounge 5.77m x 3.67m (18'11" x 12'0")

A spacious and welcoming reception room offering ample space for both living and dining furniture. Benefiting from a large uPVC double glazed window to the rear elevation, two radiators and patio door access providing excellent natural light.

Kitchen 4.21m x 3.67m (13'10" x 12'0")

Fitted with a range of matching wall and base units with complementary work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Four uPVC double glazed windows to the front elevation create a bright and airy feel. Useful storage cupboard and access to the shower room.

Shower Room 1.83m x 1.46m (6'0" x 4'9")

Comprising a shower enclosure, wash hand basin and low-level WC. Obscure window to the front elevation and radiator.

Bedroom Four 3.17m x 2.97m (10'5" x 9'9")

A versatile ground floor room with uPVC double glazed window overlooking the rear aspect. Ideal as a fourth bedroom, guest room, home office or playroom.

First Floor

Landing 1.92m x 1.91m (6'3" x 6'3")

Providing access to all first-floor rooms and benefiting from useful storage and boiler cupboards.

Bedroom One 3.63m x 3.35m (11'11" x 11'0")

A generously sized double bedroom situated to the rear of the property with uPVC double glazed window allowing for plenty of natural light.

Bedroom Two 3.55m x 2.00m (11'8" x 6'7")

A well-proportioned bedroom with uPVC double glazed window to the front elevation, built-in storage cupboard and radiator.





Bedroom Three 2.77m x 2.11m (9'1" x 6'11")

A comfortable bedroom overlooking the rear aspect with uPVC double glazed window and radiator.

Family Bathroom 2.31m x 1.66m (7'7" x 5'5")

Fitted with a three-piece suite comprising panelled bath, wash hand basin and low-level WC. Obscure uPVC double glazed window to the front elevation and radiator.

Outside space

Front Garden The property is approached via an established front garden, mainly laid to lawn with mature planting and pathway leading to the entrance door.

Rear Garden The enclosed rear garden is well established and offers a mixture of lawned and planted areas, creating an ideal space for outdoor entertaining, family enjoyment and gardening enthusiasts.

Garage

A garage is situated to the rear of the property, providing useful storage space or secure off-road parking.

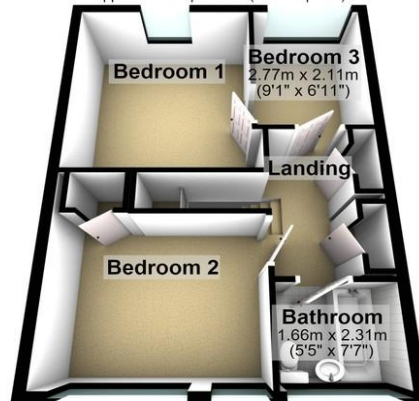
Ground Floor

Approx. 63.4 sq. metres (682.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.7 sq. feet)