



smarthomes

## Chaffcombe Road

Sheldon, Birmingham

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom With Separate WC

**Offers Over £225,000**

Current EPC Rating 44 (E)  
Current Council Tax Band B





## Property Description

A well presented semi-detached property offering two double bedrooms, lounge, re-fitted kitchen, lean to, re-fitted bathroom with separate WC, rear garden and off-road parking

## Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor  
Current council tax band – B



## Rooms & Measurements

Entrance Hall

Lounge to Front - 4.6m x 3.3m (15'1" x 10'9")

Re-Fitted Kitchen to Rear - 3m x 3m (9'10" x 9'10")

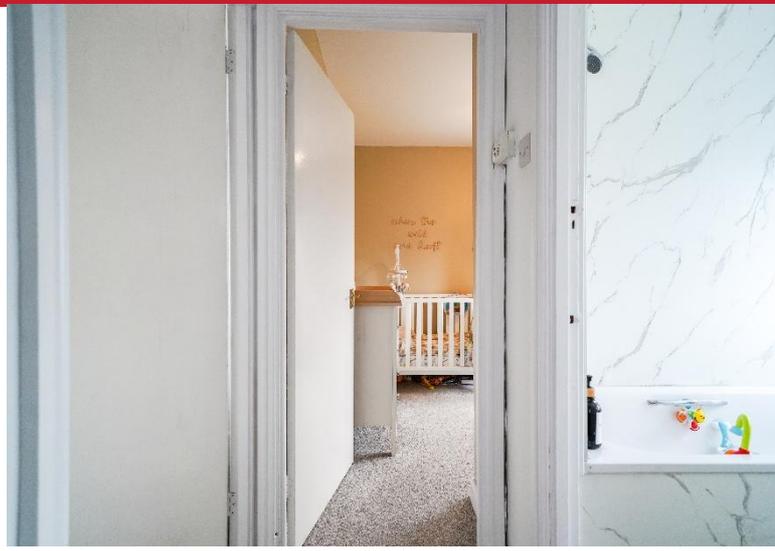
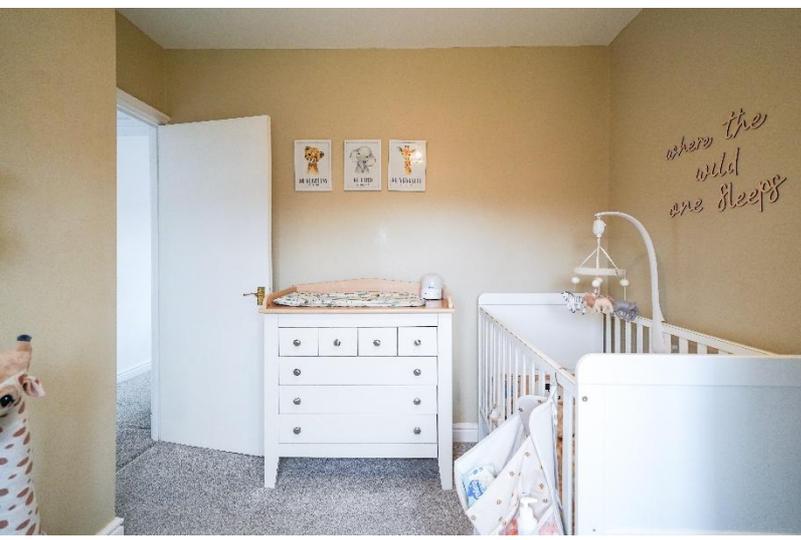
Lean-To - 4.5m x 1.9m (14'9" x 6'2")

Bedroom One to Front - 4.3m x 3.4m (14'1" x 11'1")

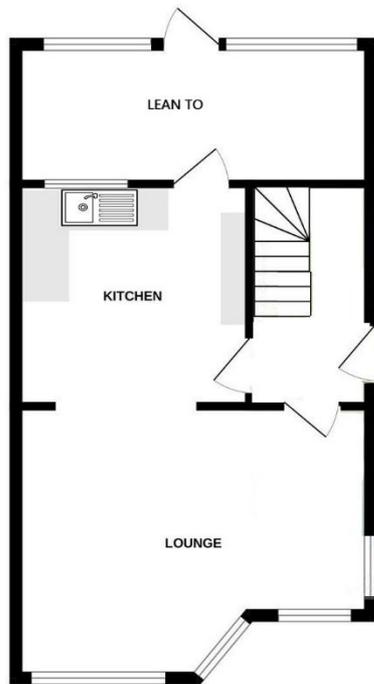
Bedroom Two to Rear - 2.9m x 2.3m (9'6" x 7'6")

Separate WC

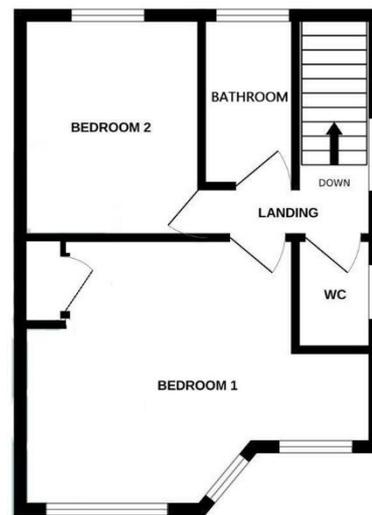
Re-Fitted Bathroom to Rear - 1.9m x 1.3m (6'2" x 4'3")



GROUND FLOOR



1ST FLOOR



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Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.