



166 Chester Road, Birmingham, B36 0JE

Offers over £260,000

Semi detached property in need of modernisation. In brief the property comprises entrance hallway, lounge diner, kitchen, three bedrooms, bathroom, front and rear garden and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Driveway providing off road parking.



Porch

Door to fore.

Entrance Hallway

Ceiling light point, radiator, understairs storage and stairs rising to first floor accommodation.

Lounge Diner

27' max x 12' max (8.23m max x 3.66m max)

Double glazed bay window to fore, two ceiling light points, radiator and double glazed French doors to rear.



Kitchen

8' x 6' (2.44m x 1.83m)

Having a range of wall and base units, sink with drainer, space for white goods, ceiling light point and double glazed window and door to rear.



Landing

Single glazed window to side and ceiling light point.

Bedroom One

13'1" max x 12' (3.99m max x 3.66m)

Double glazed bay window to fore, ceiling light point, two radiators and built in wardrobes.



Bedroom Two

12' x 11' (3.66m x 3.35m)

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



Bedroom Three

7'1" x 6'1" (2.16m x 1.85m)

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



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 - C
EPC Rating - D

Bathroom

Low level wc, wash hand basin, bath, storage cupboard, ceiling light point and two double glazed windows.



Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



Garage

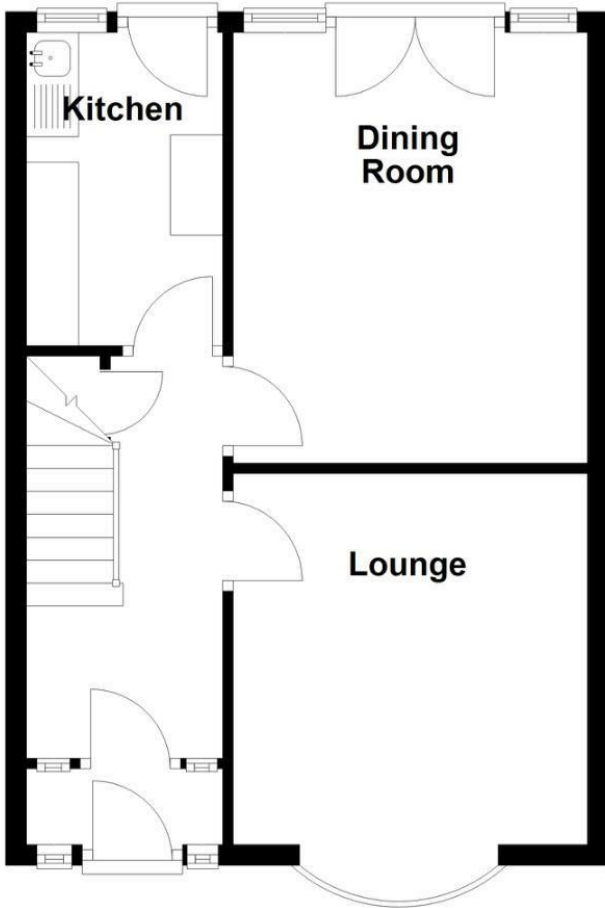
25' x 6'8" (7.62m x 2.03m)
Side hinged door.

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

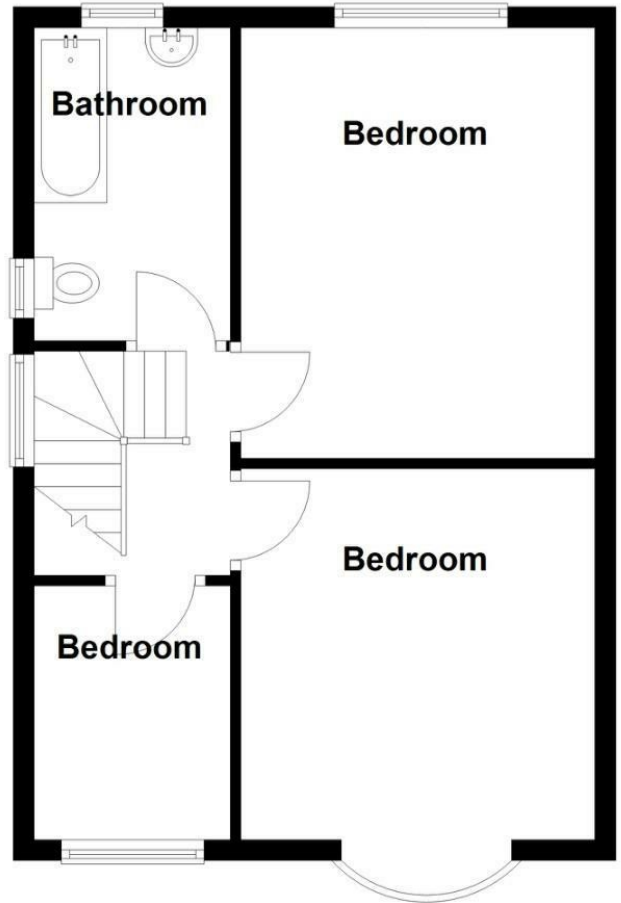
Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)

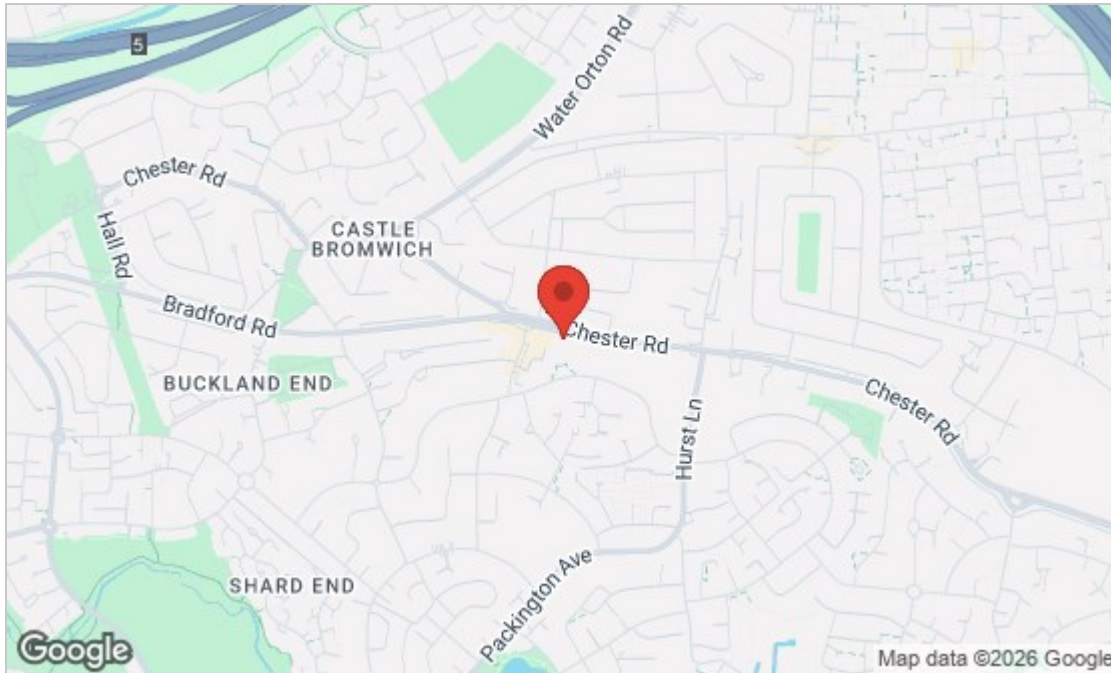


First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net