



## 5 Burtons Park Road, Smiths Wood, B36 0TW

**£265,000**

This well presented town house briefly comprises, hallway, lounge, kitchen, downstairs w/c, three bedrooms to the first floor and a master bedroom and ensuite to the second floor. There is an enclosed rear garden and driveway to the front leading to the garage. This property must be viewed to appreciate the size and standard of property on offer !

## Approach



## Hallway

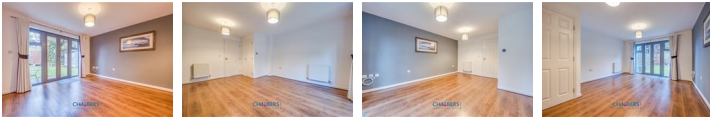
Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



## Lounge

12'2 x 16'4 (3.71m x 4.98m)

Double glazed French doors to rear, double glazed window to front, storage cupboard, two radiators and ceiling light point.



## Kitchen

11'1 max x 7'6 max (3.38m max x 2.29m max)

Double glaze window to front, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated gas hob with extractor over, integrated electric oven, space for white goods, radiator and ceiling light point.



## Downstairs W/C

Low level W/C, hand wash basin, radiator and ceiling light point.



## Landing

Storage cupboard, cupboard housing water tank, radiator and ceiling light point.



## Bedroom One

14'2 plus wardrobe area x 12'2 max (4.32m plus wardrobe area x 3.71m max)

Double glazed window to front, loft access, built in wardrobes, two radiators and ceiling light point.



## Ensuite

Velux window, shower cubicle, low level W/C, pedestrian hand wash basin, extractor, radiator and ceiling light point.



## Bedroom Two / Lounge Two

12'2 x 9'3 (3.71m x 2.82m)

Double glazed sliding doors to balcony, radiator and ceiling light point.



## Bedroom Three

17'5 x 7'9 (5.31m x 2.36m)

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



## Bedroom Four

5'5 x 7'2 (1.65m x 2.18m)

Double glazed window to rear, radiator and ceiling light point



## Bathroom

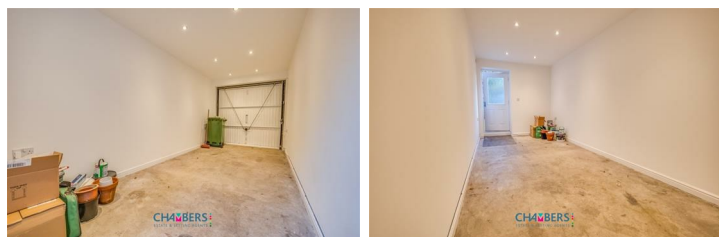
Double glazed window to rear, panel bath with shower over, low level w/c, pedestal hand wash basin, extractor fan, radiator and ceiling light point.



## Side Garage

19'08 x 8'01 (5.99m x 2.46m)

Up and over door, boarded and plastered, power points and spotlights to ceiling



## Rear Garden

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



## 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.

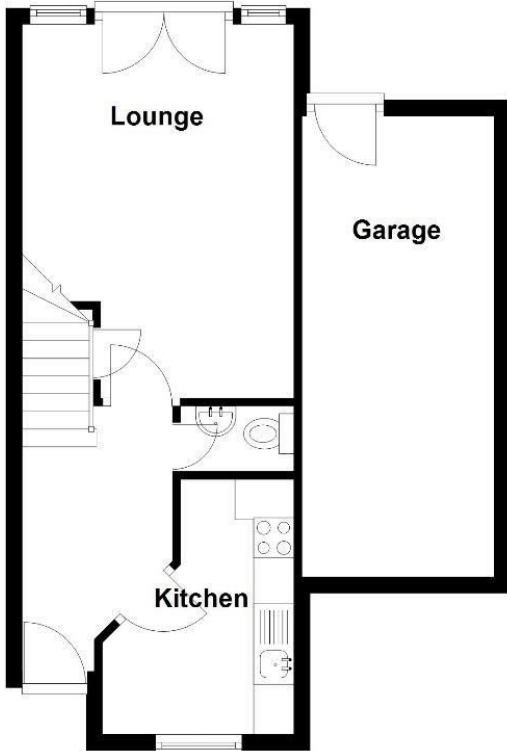
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D

EPC Rating: C

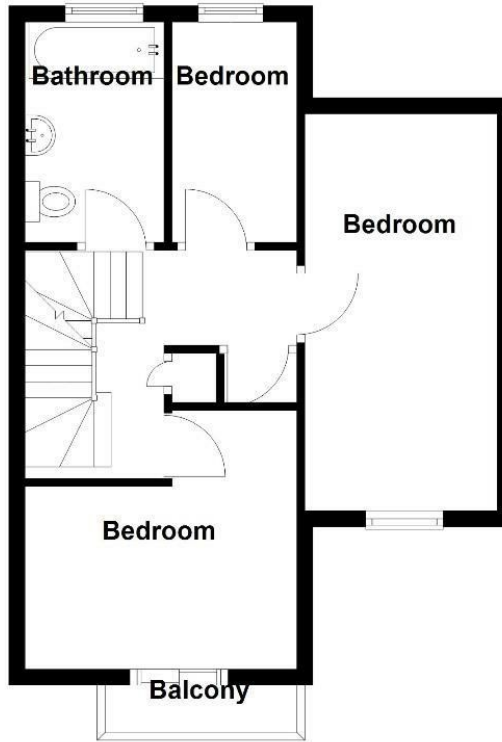
### Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



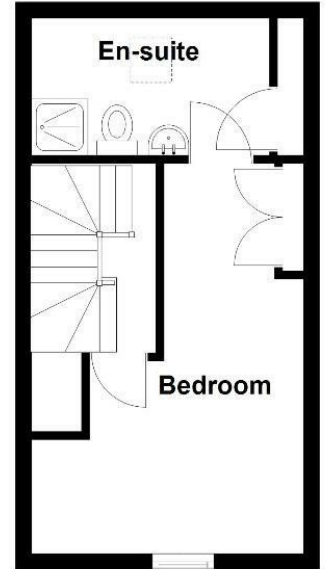
### First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)

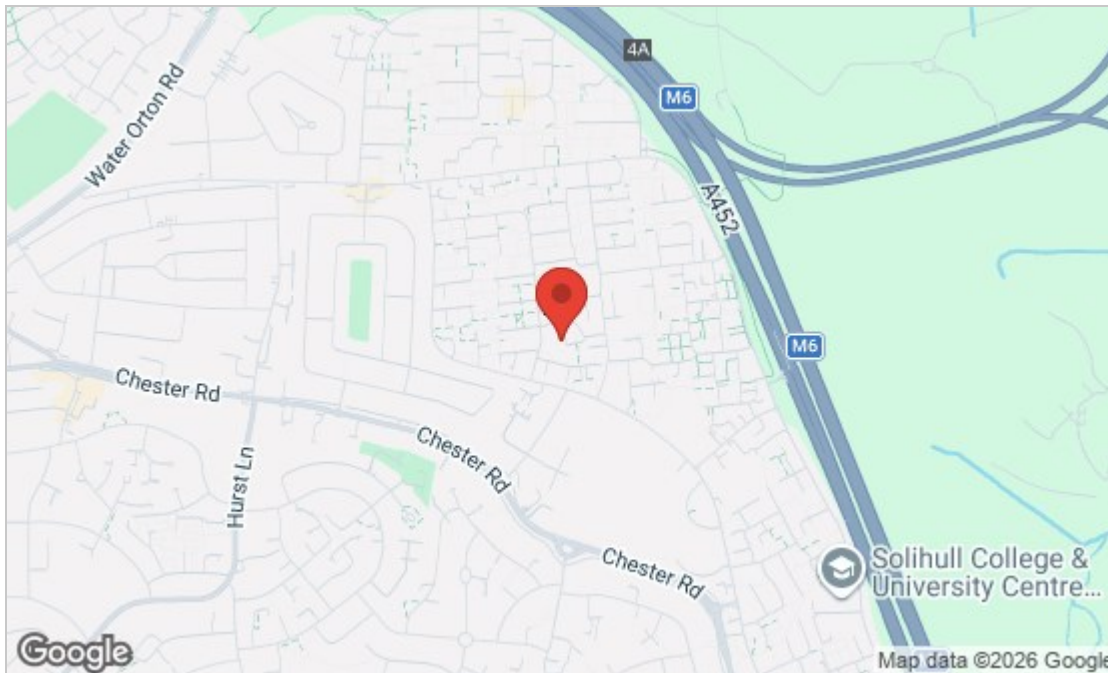


### Second Floor

Approx. 22.5 sq. metres (242.4 sq. feet)



Total area: approx. 105.4 sq. metres (1134.4 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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