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# 10 Arbor Way, Chelmsley Wood, B37 7LA
# Asking price £220,000

Well maintained terrace property in the popular location of Chelmsley Wood. In brief the property comprises porch, downstairs wc, lounge, dining room, kitchen, lean to, three bedrooms, shower room, rear garden, outbuilding, garage and off road parking. The property also benefits from double glazing and central heating (both where specified) and NO CHAIN

## Approach
Block paved driveway providing off road parking.



## Porch
Single glazed window to side.

## Downstairs WC
Single glazed window to fore, low level wc, wash hand basin and ceiling light point.



## Lounge
14'06" x 13'10" (4.42m x 4.22m)
Single glazed window to fore, radiator, ceiling light point and stairs rising to first floor accommodation.





## Dining Room
10'01" x 9'06" (3.07m x 2.90m)
Single glazed window to rear, ceiling light point and radiator.




## Kitchen
11'07" x 9'06" (3.53m x 2.90m)
Having a range of matching wall, base and drawer units, sink with mixer tap over, space for white goods, space for cooker, storage cupboard, door providing access to garage. single glazed window to rear, radiator and ceiling light point.





## Lean-To
11'05" x 5'03" (3.48m x 1.60m)
Single glazed with door to side.




## Landing
Ceiling light point, access to loft, two storage cupboards one housing boiler.



## Bedroom One
13'02" x 11'07" (4.01m x 3.53m)
Double glazing window to fore, ceiling light point, radiator and built in wardrobes

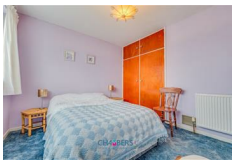




## Bedroom Two

11'00" plus door recess x 9'07" (3.35m plus door recess x 2.92m)

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


## Bedroom Three

8'08" x 8'07" (2.64m x 2.62m)

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





## Shower Room

Shower cubicle with shower over, low level wc and sink set in vanity unit, radiator, ceiling light point and double glazed window to rear.




## Rear Garden

Patio area, mainly laid to lawn, fencing to boundaries and outbuilding with double glazed window to fore.





## Garage

19'01" x 7'11" (5.82m x 2.41m)

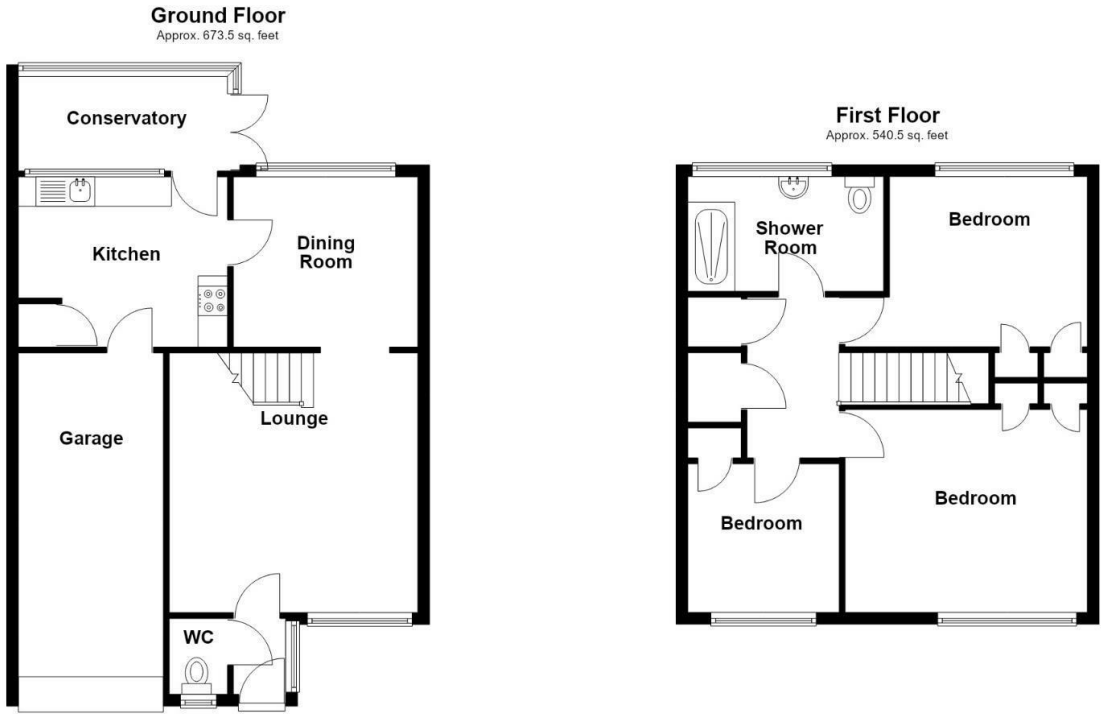
Two ceiling light points and roller shutter door.

## Further Information

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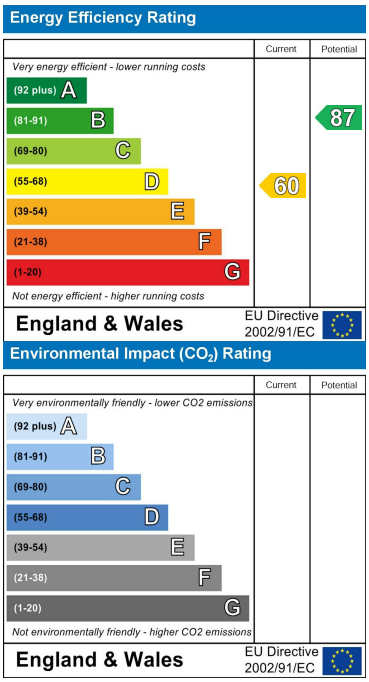
Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B
EPC Rating - D




Total area: approx. 1213.9 sq. feet




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