



Chinn Brook Road, Birmingham B13 0LY

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welcome to

Chinn Brook Road, Birmingham

MID TERRACE PROPERTY **** POPULAR RESIDENTIAL AREA *** THREE BEDROOMS **** UPSTAIRS BATHROOM **** GOOD SIZE LOUNGE ****
REFITTED DINING KITCHEN ***** CONSERVATORY TO THE REAR **** DRIVEWAY TO THE FRONT ****

Agent Note

This property is council tax band B.

Entrance Porch

Double glazed window to front, front door into entrance hallway.

Entrance Hallway

Stairs to first floor, doors to porch and lounge.

Lounge

15' 11" x 15' 6" (4.85m x 4.72m)

Double glazed bay window to front, central heating radiator, ceiling lights, wall lights and spotlights to the shelving boxes on the wall. Feature fire surround with inset fire, understairs alcove & laminate flooring. Door to kitchen.

Kitchen/Diner

15' 6" x 9' 7" (4.72m x 2.92m)

Double glazed window to rear & door to conservatory, central heating radiator, ceiling light connection, tiling to splash-prone areas, range of wall & base units with drawers and worktops over, U shaped breakfast bar, integrated oven, gas hob, stainless steel sink & drainer with mixer tap.

Conservatory

15' 6" x 9' 8" (4.72m x 2.95m)

Double glazed windows surround and door to decking area of rear garden, blinds on windows for privacy, central heating radiator, base unit with worktop over that houses their washing machine and a small fridge (possible space for your own washing machine and fridge or maybe a tumble dryer).

Landing

Doors to the three bedrooms and bathroom.

Bedroom 1

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to front, central heating radiator, carpet & ceiling light point.

Bedroom 2

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed window to rear, central heating radiator, carpet & ceiling light point.

Bedroom 3

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to rear, central heating radiator, carpet & ceiling light point.

Bathroom

6' 11" x 6' 2" (2.11m x 1.88m)

Double glazed window to front, tiled, bath with shower over and glass screen, low level flush w/c, wash hand basin with mixer tap & storage beneath.

Front Garden

Block paved driveway, EV charging point, small step up to porch.

Rear Garden

Fenced decking areas with steps down to lower part of the garden. Patio area with step down to lawned area. Pathway up the side of the lawn to the back of the garden. Fencing and large bushes create privacy.

Parking

Driveway with EV charging point.





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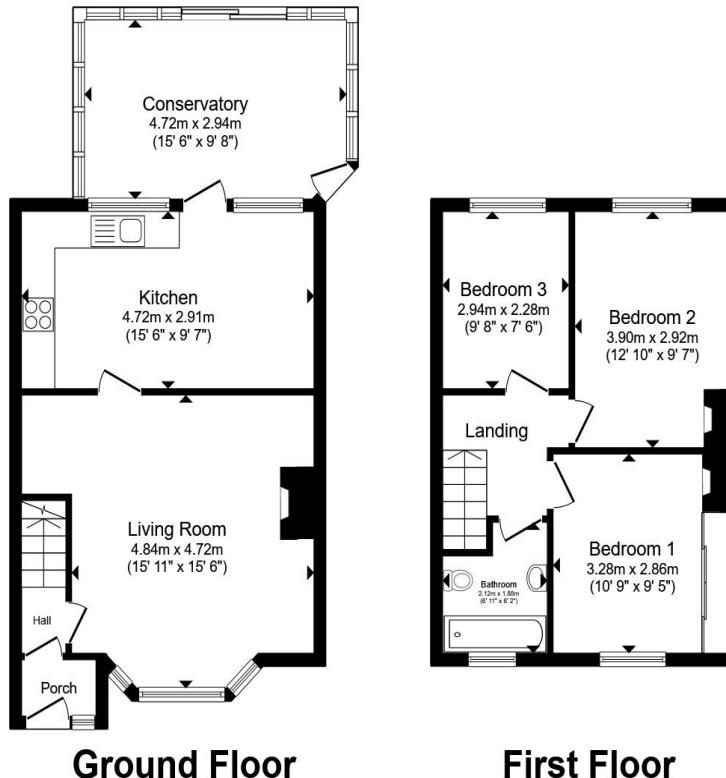
- Three Bedrooms
- Refitted Dining Kitchen
- Conservatory to the rear
- Upstairs Bathroom
- Well Presented Throughout.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Ground Floor

First Floor

Total floor area 93.5 m² (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

HB112152 - 0002

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