



1 Richmond Way, Birmingham, B37 7TT

Offers in the region of £240,000

This well presented end of terrace home briefly comprises, lounge, kitchen/diner, rear porch, three bedrooms, bathroom and separate w/c. There is also a rear outbuilding currently used as a stylish versatile beauty room, with kitchenette and w/c. This property must be viewed to appreciate what is on offer !

Approach

Pathway leading to front door and walled garden.

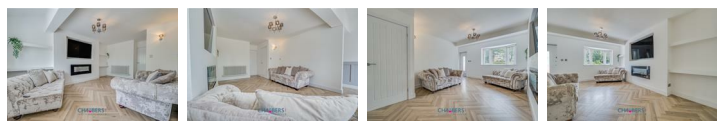


Entrance

Stairs to first floor accommodation.

Lounge

16'1 plus door recess x 10'08 plus recess (4.90m plus door recess x 3.25m plus recess)
Double glazed bow window to front, media wall, storage cupboard, radiator and ceiling light point.



Kitchen

15'01 x 10'05 (4.60m x 3.18m)
Double glazed door and window to rear, wall base and drawer units, integrated oven, hob and extractor fan, space for white goods, sink with drainer and mixer tap, under stairs storage, radiator and two ceiling light points.



Rear Porch

6'04 x 8'09 (1.93m x 2.67m)
Double glazed window and door to side.

Landing

Loft access and ceiling light point.

Bedroom One

8'09 x 14'11 (2.67m x 4.55m)
Double glazed window to front, two wall light points, radiator and ceiling light point.



Bedroom Two

11'00 x 6'04 plus door recess (3.35m x 1.93m plus door recess)
Double glazed window to rear, radiator and ceiling light point.



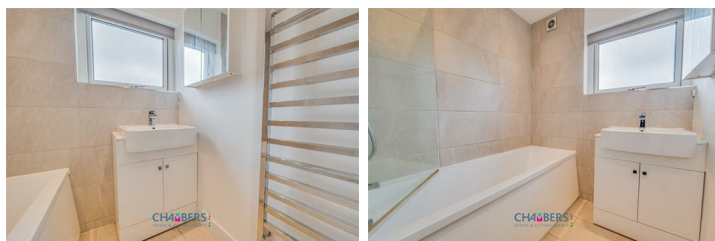
Bedroom Three

6'02 x 10'11 (1.88m x 3.33m)
Double glazed window to front, built in wardrobe, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, bath with shower over, sink in vanity unit, heated towel, rail and spot lights to ceiling.



Separate W/C

Double glazed obscured window to rear, low level w/c with space saver sink and spot lights to ceiling.



Home Salon

10'07 max x 20'11 max (3.23m max x 6.38m max)
Double glazed doors to side, wall and base units, sink, low level w/c, hand wash basin and spot lights to ceiling.



Rear Garden

Rear tarmaced parking area, pathway leading to paved patio, artificial lawn 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.

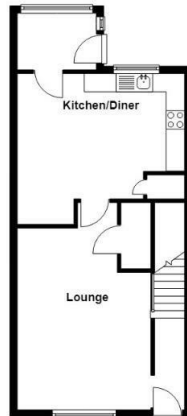
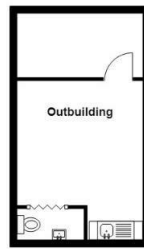
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

We believe this property is of non standard construction.

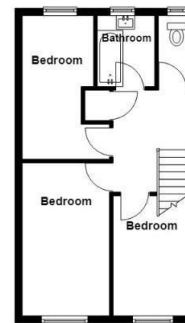
Council Tax Band: B

EPC Rating: D

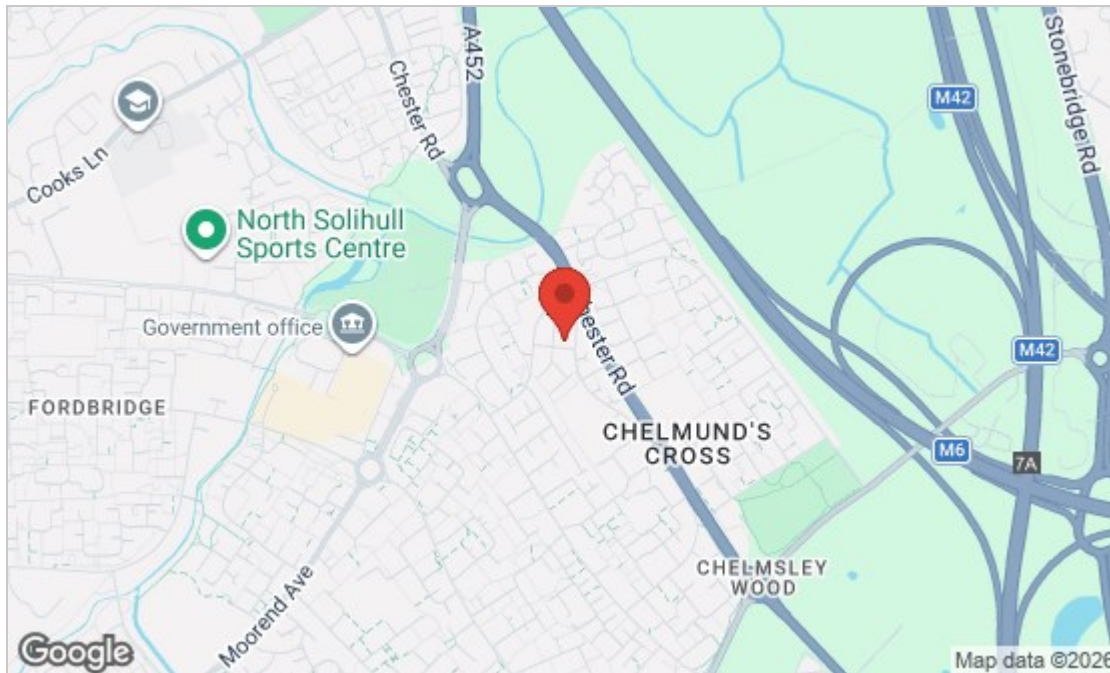
Ground Floor
Approx. 713.4 sq. feet



First Floor
Approx. 400.8 sq. feet



Total area: approx. 1114.2 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		68	85
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.