



## 44 Chilvers Grove, Kingshurst, B37 6EJ

**Offers over £185,000**

**\*\* unexpectedly back on the market \*\*** This three bedroom mid terrace in kingshurst briefly comprises entrance hallway, lounge diner, kitchen, three bedrooms, bathroom, separate wc, front and rear garden. The property also benefits from double glazing and central heating (both where specified)

## Approach

Via front garden, laid to lawn with path leading to front door.



## Hallway

Stairs to first floor accommodation, radiator and ceiling light point.

## Lounge

11'09 max x 21'02 (3.58m max x 6.45m)

Dual aspect glazed window to front and rear, two radiators and two ceiling light points.



## Kitchen

8'10 plus recess x 16'04 (2.69m plus recess x 4.98m)

Double glazed window and door to rear, cupboard housing central heating boiler, wall base and drawer units, sink with drainer and mixer tap, space for white goods and cooker, storage cupboard and ceiling light point.



## Landing

Loft Access and ceiling light point.

## Bedroom One

10'00 x 14'01 max (3.05m x 4.29m max)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



## Bedroom Two

7'09 plus recess x 12'05 (2.36m plus recess x 3.78m)

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



## Bedroom Three

6'11 x 9'11 (2.11m x 3.02m)

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



## Bathroom

Double glazed obscured window to rear, bath with shower over, hand wash basin, heated towel rail and ceiling light point.



## Separate W/C

Double glazed obscured window to rear, low level w/c and ceiling light point.



### Rear Garden

Paved patio area, laid to 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.

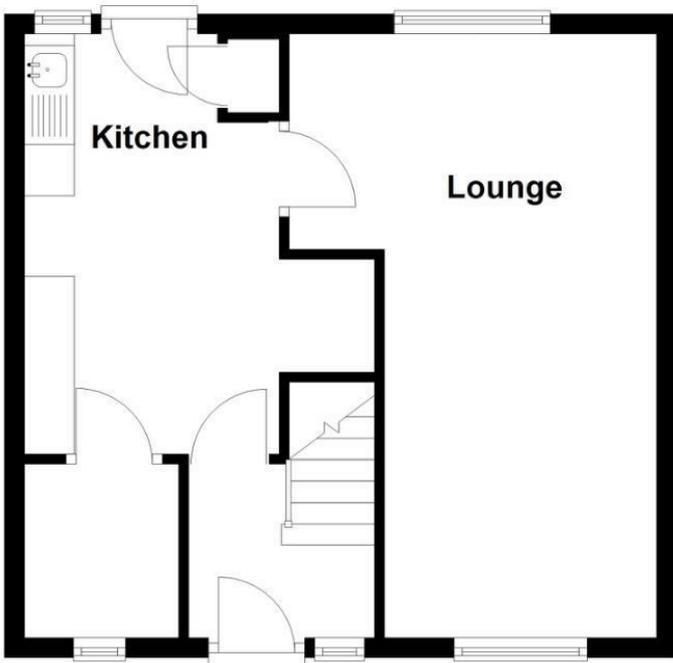
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax - B  
EPC Rating - C

Freehold on completion.

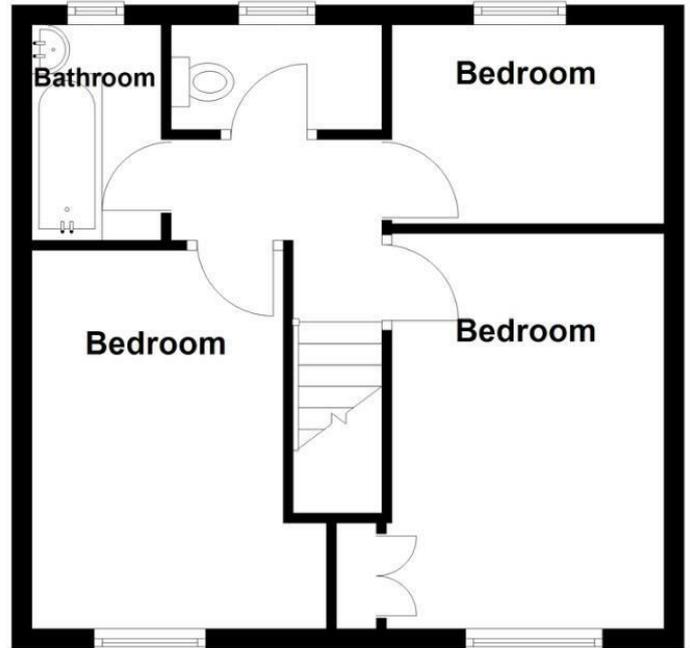
## Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.