CHAMBERS
ESTATE & LETTING AGENTS

75 Burney Lane, Birmingham, B8 2AH
Offers over £240,000

Semi detached property briefly comprising porch, entrance hallway, lounge, kitchen, lean to, downstairs bathroom, three bedrooms, garden and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach
Driveway providing off road parking and path leading to entrance front door.

Porch
Double glazed sliding door to fore.

Entrance Hallway
Radiator, ceiling light point and stairs rising to first floor accommodation.

Lounge
12'5" x 16'7" (3.78m x 5.05m)
Double glazed bay window to fore, radiator, ceiling light point, under stairs storage cupboard and feature brick built fireplace.

Kitchen
9'5" x 9'11" (2.87m x 3.02m)
Having a range of matching wall, base and drawer units, integrated oven, hob and extractor hood, sink with mixer tap over, space for white goods, ceiling light point, single glazed window and door to rear.

Lean To
11'9" x 6'0" (3.58m x 1.83m)
Single glazed with door to rear.

Downstairs Bathroom
Double glazed window to rear, bath, wash hand basin, low level wc and cupboard housing boiler

Landing
Ceiling light point.

Bedroom One
15'10" max x 10'7" max (4.83m max x 3.23m max)
Double glazed window to fore, ceiling light point, radiator and storage cupboard.

Bedroom Two
8'0" x 12'10" (2.44m x 3.91m)
Double glazed window to rear, ceiling light point and radiator.

Bedroom Three
7'5" x 9'6" (2.26m x 2.90m)
Double glazed window to rear, ceiling light point and radiator.

Rear Garden

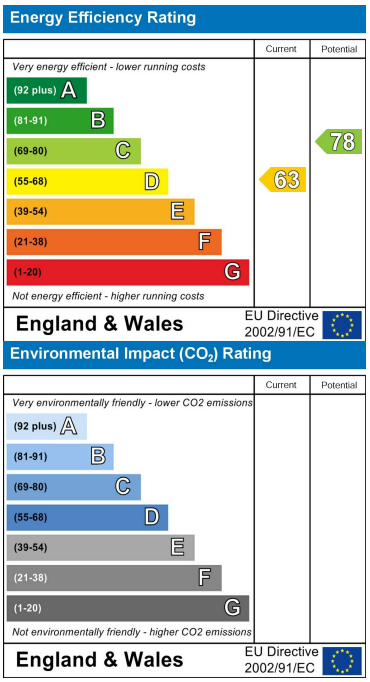
Paved patio area, mainly laid to lawn and enclosed to boundaries.

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: B
EPC Rating: D



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST
Tel: 01216795187
info@chambersproperty.net
www.chambersproperty.net