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8 KELSULL CROFT, CHELMSLEY WOOD , BIRMINGHAM, B37 5HH GUIDE PRICE £234,950

Situated in a popular residential area of Chelmsley Wood, this three-bedroom property offers well-proportioned accommodation, comprising two reception rooms, a fitted kitchen, family bathroom and an enclosed rear garden. The property further benefits from uPVC double glazing throughout, central heating, a driveway providing off-road parking for two cars and a garage to the rear of the property.

Chelmsley Wood offers a range of local amenities, including shops, schools and leisure facilities, alongside convenient public transport links. The property is also well placed for access to the surrounding road network, providing connections to Birmingham city centre, Solihull and Birmingham Airport.

Ground Floor

Lounge – 5.43m x 4.48m (17'10" x 14'8")
A spacious reception room featuring a uPVC double-glazed window to the front elevation, two wall light points and a decorative alcove. Stairs lead to the first floor, with a door providing access to the porch.

Porch – 1.56m x 1.48m (5'1" x 4'10")
Accessed via a uPVC entrance door, the porch benefits from a uPVC double-glazed window to the front elevation and an internal door leading to a useful storage cupboard.

Cupboard – 1.48m x 1.00m (4'10" x 3'3")
A useful storage area with a window to the side elevation.

Dining Room – 3.50m x 2.77m (11'6" x 9'1")
A separate dining room offering ample space for a family dining table and chairs. The room benefits from two windows to the rear elevation, coving to the ceiling, double power points and double doors providing access through to the kitchen.

Kitchen – 3.50m x 2.56m (11'6" x 8'5")
Fitted with a matching range of base and wall units, complemented by worktop surfaces and a stainless-steel sink with single drainer and mixer tap. Cooking facilities include a fitted electric fan-assisted oven, four-ring gas hob and extractor hood above. There is space for a dishwasher, together with a rear-facing window, tiled flooring, double power points and a uPVC double-glazed side door providing external access.

First Floor

Landing – 3.34m x 1.72m (10'11" x 5'8")
The first-floor landing features a uPVC double-glazed window to the side elevation, a ceiling light and doors leading to the bedrooms and bathroom.

Bedroom One – 4.14m x 3.04m (13'7" x 10'0")
A well-proportioned double bedroom featuring a uPVC double-glazed window to the front elevation, radiator and two storage cupboards, providing useful built-in storage.

Bedroom Two – 4.20m x 3.04m (13'9" x 10'0")
Another generous double bedroom with a uPVC double-glazed window to the rear elevation, radiator, double power points and ceiling light fittings. Access to the loft is also provided from this room.

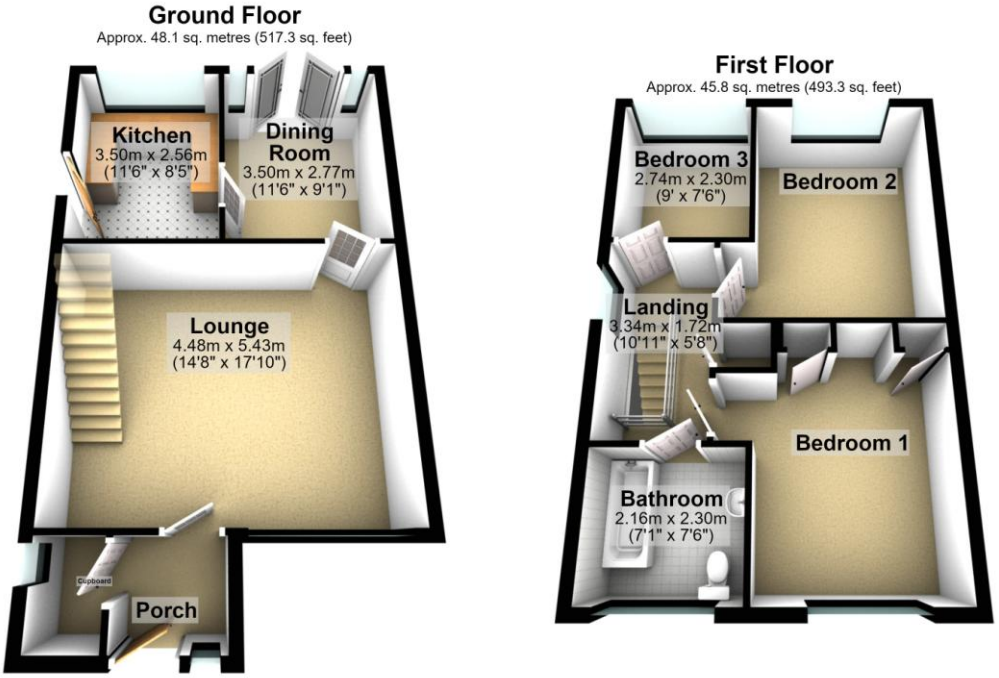
Bedroom Three – 2.74m x 2.30m (9'0" x 7'6")
A versatile third bedroom with a uPVC double-glazed window to the rear elevation and radiator. This room could also be utilised as a nursery, home office or study, depending on individual requirements.

Bathroom – 2.30m x 2.16m (7'6" x 7'1")
The family bathroom benefits from a uPVC double-glazed obscure window to the front elevation, providing natural light and privacy.

Outside

Front Driveway
The property benefits from a driveway providing off-road parking for two cars, offering convenient parking for residents and visitors alike.

Enclosed Rear Garden and Garage
To the rear of the property is an enclosed garden, providing outdoor space for relaxing, entertaining and family use. The property also benefits from a garage to the rear, offering additional storage or secure parking potential.



Total area: approx. 93.9 sq. metres (1010.6 sq. feet)

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