



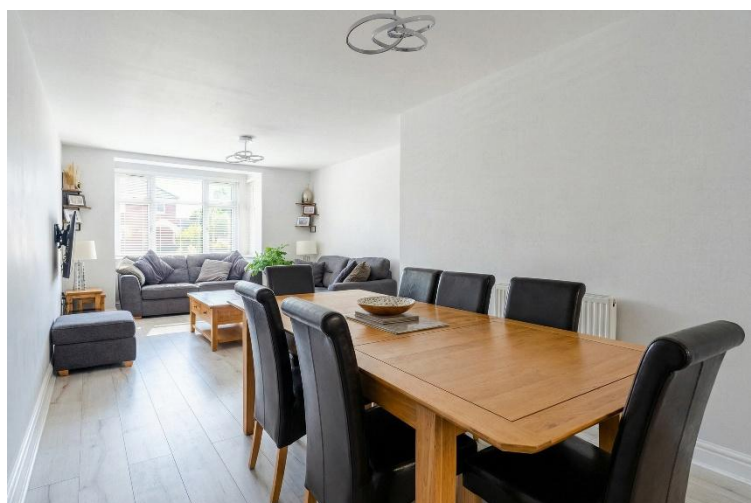
## Chilcote Close

Hall Green, Birmingham

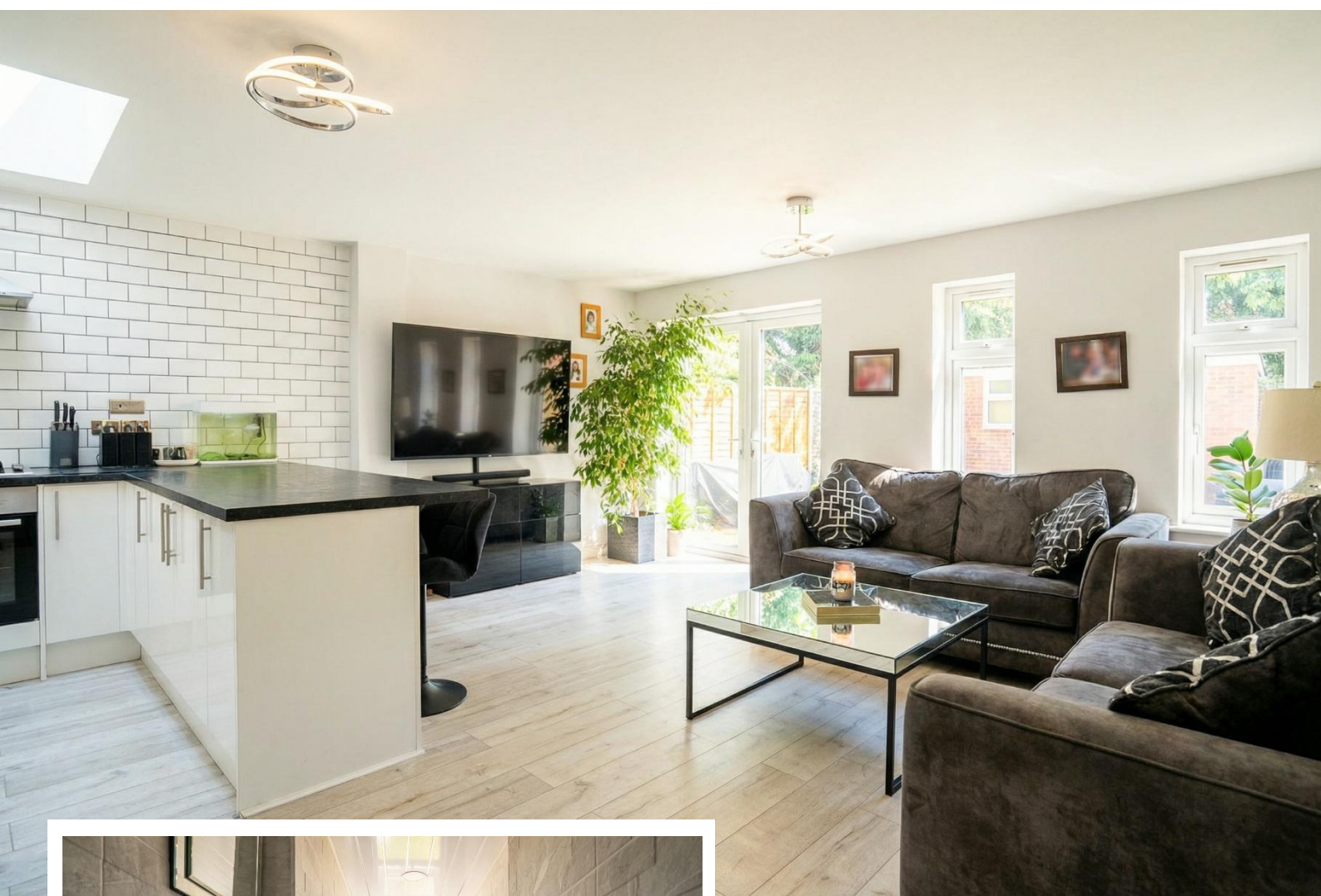
- A Stunning Mid-Terrace Property Situated Over Three Floors
- Four Double Bedrooms
- Spacious Lounge Diner
- Superb Extended L Shaped Kitchen/Family Room
- Two Re-Fitted Bathrooms
- Versatile Brick Built Outbuilding

**Offers Over £375,000**

Current EPC Rating TBC  
Current Council Tax Band B







## Property Description

A stunning four double bedroom mid-terrace property offering accommodation over three floors, spacious lounge diner and superb extended L shaped kitchen/family room, superb lounge diner, utility and guest WC, two re-fitted bathrooms, study area to second floor and landscaped rear garden with further versatile outbuilding

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – B





## Rooms & Measurements

Entrance Hall

Superb Through Lounge Diner to Front - 8.03m x 2.69m (26'4" x 8'10")

Extended L Shaped Kitchen/Family Room to Rear - 5.46m x 5.11m (17'11" x 16'9") x 29' 4" (max)

Utility Room - 6.05m x 1.35m (19'10" x 4'5")

Guest WC to Rear

Bedroom One to Rear - 3.43m x 3.73m (11'3" x 12'3")

Bedroom Two to Front - 3m x 3.61m (9'10" x 11'10" (into wardrobe)

Bedroom Three to Front - 2.06m x 3.78m (6'9" x 12'5")

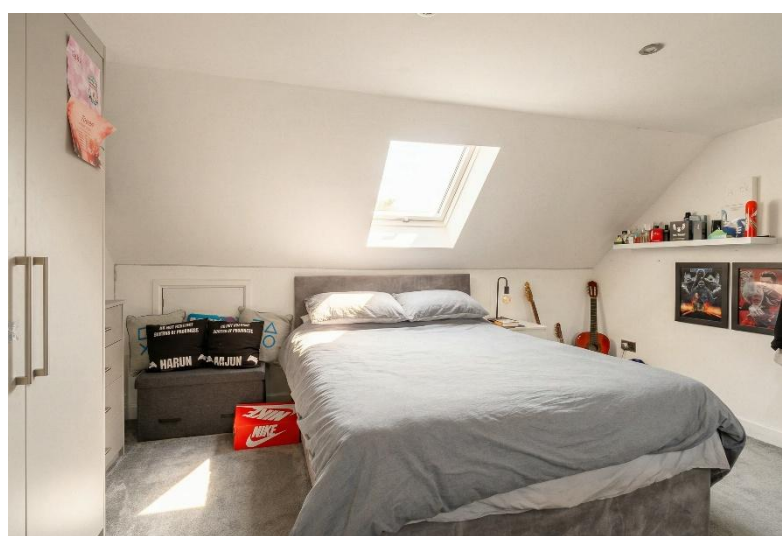
Re-Fitted Family Bathroom to Rear - 2.82m x 1.42m (9'3" x 4'8")

Landing - 3.25m x 2.21m (10'8" (max) x 7'3")

Bedroom Four to Rear - 4.39m x 4.47m (14'5" x 14'8")

Re-Fitted Bathroom to Rear





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.