



## 1 Windleaves Road, Birmingham, B36 0BP

**£365,000**

This well presented semi detached home situated on a popular residential location briefly comprises porch, hallway, lounge/diner, kitchen/diner, conservatory, four bedrooms and family bathroom. There is a large rear garden and driveway to the front leading to a side garage. Call Now To View !

## Approach

Via block paved driveway with off road parking. Gated side access to rear garden.



## Porch

Double glazed French doors to front and double glazed window to side.

## Hallway

Door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Lounge

25'1 x 9'06 (7.65m x 2.90m)

Double glazed bay window to front, double glazed sliding doors to conservatory, two radiators and two ceiling light points.



## Conservatory

10'3 x 11'01 (3.12m x 3.38m)

Double glazed French doors to side, double glazed windows to all elevations and ceiling light point.



## Kitchen

10'1 x 9'08 (3.07m x 2.95m)

Two double glazed windows to rear, double glazed door to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated fridge freezer, integrated double oven, gas hob with extractor over and spot lights to ceiling.



## Dining Area

7'01 x 9'05 (2.16m x 2.87m)

Double glazed window to rear, wall mounted central heating boiler, radiator and ceiling light point



## Landing

Stairs to second floor and ceiling light point.

## Bedroom One

9'08 to robes x 9'08 (2.95m to robes x 2.95m)

Double glazed bay window to rear, built in wardrobes, radiator and ceiling light point.



## Bedroom Two

12'11 x 9'09 (3.94m x 2.97m)

Double glazed bay window to front, built in wardrobes, radiator and ceiling light point.



## Bedroom Three

9 x 12'10 (2.74m x 3.91m)

Double glazed window to rear, sky light to front, eves storage and spot lights to ceiling.



### Bedroom Four

5'02 x 6'05 (1.57m x 1.96m)

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



### Bathroom

Double glazed window to rear, low level W/C, pedestal hand wash basin, P shaped bath with shoer over, heated towel rail and ceiling light point.



### Rear Garden

Large rear garden, paved patio area, mainly laid to lawn, mature shrubs and plants to borders, gated side access and enclosed to neighbouring boundaries.



### Further Information

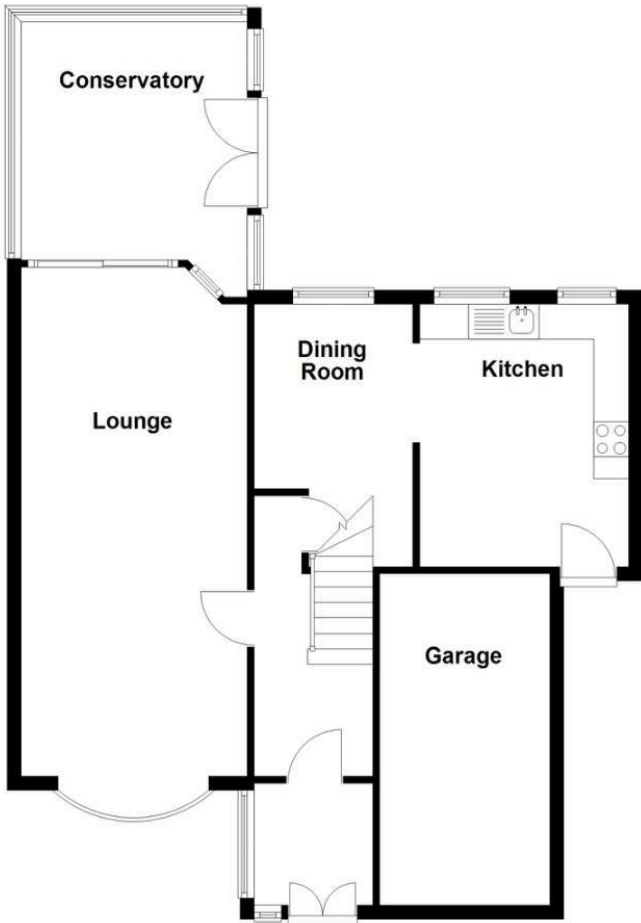
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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.

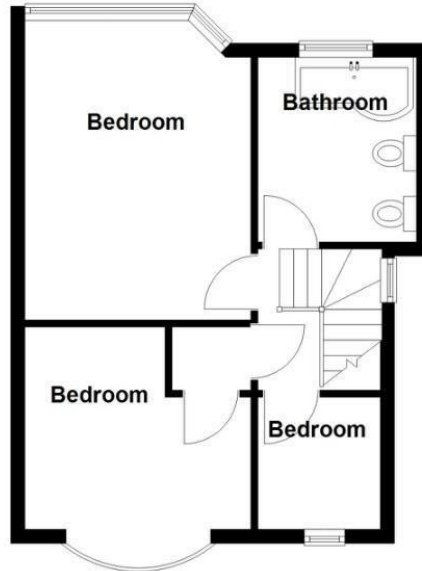
Council Tax Band - D

EPC Rating - D

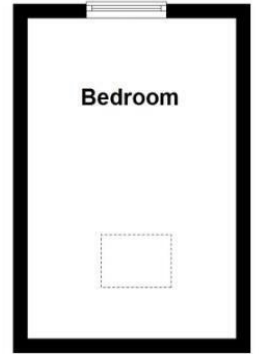
**Ground Floor**  
Approx. 75.8 sq. metres (816.0 sq. feet)



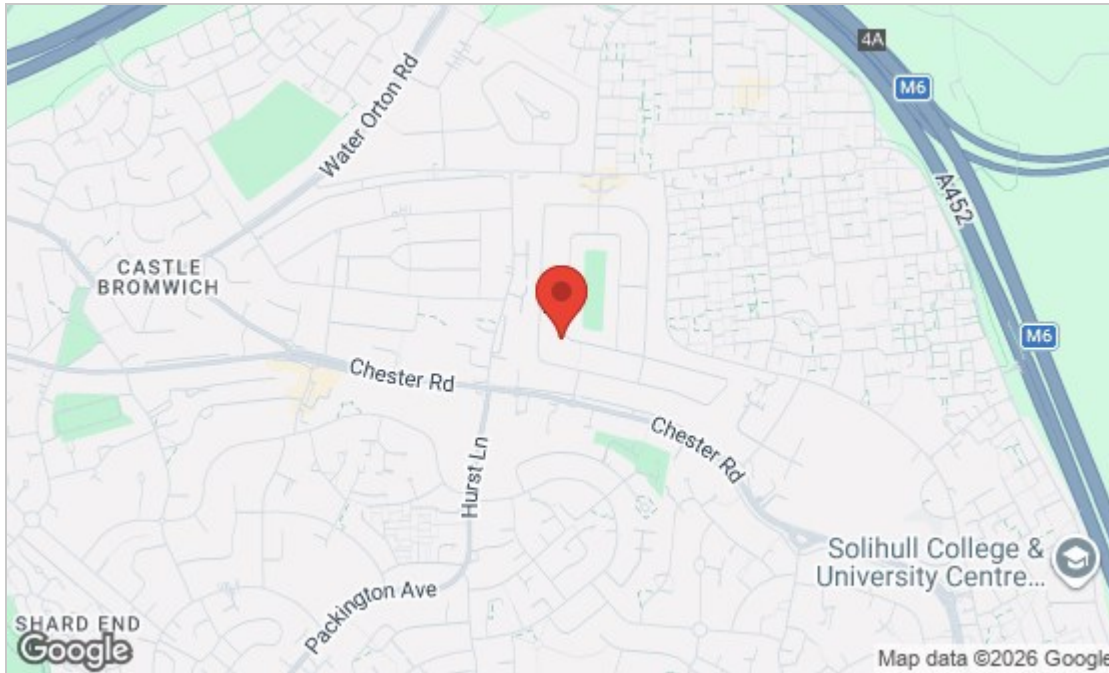
**First Floor**  
Approx. 37.0 sq. metres (398.0 sq. feet)



**Second Floor**  
Approx. 13.6 sq. metres (146.4 sq. feet)



Total area: approx. 126.4 sq. metres (1360.4 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>			
(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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			
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			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

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