



40 Birchtrees Drive, Tile Cross, B33 0AF

£200,000

This well presented two bedroom home situated in a popular residential location briefly comprises hallway, lounge, kitchen, two bedrooms and bathroom. There is a parking space to the front and enclosed rear garden. There is also a garage in a separate block.

Approach

Parking space and pathway to front.

Hallway

Archway to kitchen and ceiling light point.

Lounge

16'8 x 11'9 (5.08m x 3.58m)

Double glazed French doors leading to the garden, radiator, ceiling light point and stairs leading to the first floor accommodation.

Kitchen

7'10 x 7'9 (2.39m x 2.36m)

Having a range of wall, base and drawer units, sink unit with drainer, integral oven and hob with cooker hood over, space for white goods and double glazed window to front.

Landing

Loft access and ceiling light point.

Bedroom One

11'5 max x 11'3 (3.48m max x 3.43m)

Double glazed window, radiator and ceiling light point.

Bedroom Two

10'4 x 6'5 (3.15m x 1.96m)

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

Shower Room

Double glazed window to rear, low level w/c, shower, wash hand basin, radiator and ceiling light point.

Rear Garden

Paved patio area, mainly laid to lawn, enclosed to neighbouring boundaries, gated access to rear.

Garage

Garage in a separate block.

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 and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: B

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.