



12 Farnworth Grove, Birmingham, B36 9JA

£425,000

This well presented semi detached home briefly comprises hallway, lounge, kitchen/diner, utility room, downstairs w/c, four bedrooms, (master bedroom having ensuite) and family bathroom. There is also an enclosed rear garden and a driveway to the front leading to the garage. This property will make a lovely family home and should be viewed !

Approach

Via tarmaced driveway leading to garage, gated side access to rear garden.



Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

13'9 x 9'11 (4.19m x 3.02m)

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



Kitchen/Diner

20'1 x 10'3 (6.12m x 3.12m)

Double glazed window to rear, double glazed sliding doors to rear, wall base and drawer units, sink with drainer and mixer tap, two integrated ovens, integrated induction hob with extractor over, integrated dishwasher, space for white goods, breakfast bar area, radiator, two ceiling light points and spot lights to ceiling.



Utility

10'5 x 9'7 (3.18m x 2.92m)

Double glazed door to side, double glazed window to rear, wall and base units, plumbing for washing machine, space for white goods, radiator and spot lights to ceiling.



Downstairs W/C

Double glazed obscured window to rear, low level W/C hand wash basin with vanity below and spot lights to ceiling.



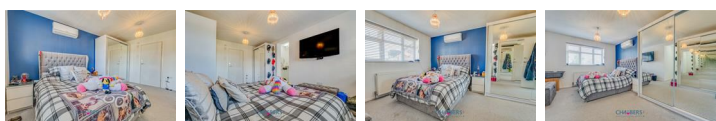
Landing

Loft access and ceiling light point.

Bedroom One

14'4 x 10'5 (4.37m x 3.18m)

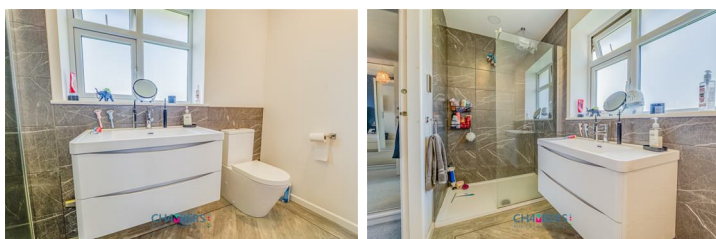
Double glazed window to front, radiator, air conditioning unit and two ceiling light points.



Ensuite

10'5 x 4'6 (3.18m x 1.37m)

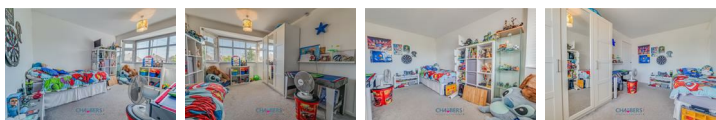
Double glazed obscured window to rear, walk in shower cubicle, low level W/C, hand wash basin in vanity and spot lights to ceiling.



Bedroom Two

13'9 x 9'11 (4.19m x 3.02m)

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



Bedroom Three

13'3 x 10'5 (4.04m x 3.18m)

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



Bedroom Four

8'10 x 8'6 (2.69m x 2.59m)

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



Bathroom

8'8 x 7'2 (2.64m x 2.18m)

Double glazed obscured window to rear, low level w/c. panelled bath, hand wash basin, heated towel rail and spot lights to ceiling.



Garage

12'8 x 10'9 (3.86m x 3.28m)

Electric door and ceiling light point.

Rear Garden

Paved patio area, area laid to lawn, pathway through middle of the garden, gated access to the front 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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		

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